THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 30 day of December, 2008.

Notary Public
My Commission Expires: 7/3/2012

Davidson County DEEDWARR
Recvd: 01/02/09 10:04 4 pgs
Fees:23.00 Taxes:118.40
20090102-0000151

CHARLES SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2012

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Oleda Miller Rudy 1812 Broadway Nashville, Tennessee 37203	Oleda Miller Rudy 1812 Broadway Nashville, Tennessee 37203	Map/Parcel 062-00-0-241.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Fiddler's Inn, Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto Oleda Miller Rudy ("Grantee"), her successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A parcel of land in the Fifteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot 1 on the final plat of "Resubdivision of Lot 1, Phase 2, Music City Outlet Center" of record by Instrument No. 20001010-

0100369 in the Register's Office for Davidson County (RODC), Tennessee and being more particularly described as follows:

BEGINNING at a point in the easterly property line of the Gleaves Farm, Ltd., tract of record in Book 6849, Page 546, RODC, Tennessee, said point being North 10 degrees 04 minutes 58 seconds East, 370.49 feet from an iron pin in the north right-of-way of McGavock Pike and the southeast corner of the Gleaves tract, and proceeding as follows:

1. North 10 degrees 04 minutes 58 seconds East, 8.31 feet to an iron pin; thence,
2. Continuing with the easterly line of Gleaves, North 10 degrees 57 minutes 08 seconds East, 772.00 feet to a point; thence,
3. Leaving the Gleaves line, South 79 degrees 02 minutes 51 seconds East, 102.76 feet to a point in the back of a concrete curb line; thence,
4. Along the back of curb line, South 38 degrees 46 minutes 19 seconds East, 131.29 feet to a point; thence,
5. Continuing with curb line and with a curve to the right having a radius of 335 feet a distance of 211.42 feet to a point; said curve having a chord bearing and distance of South 20 degrees 41 minutes 32 seconds East, 207.93 feet; thence,
6. Continuing with back of said curb, South 02 degrees 36 minutes 44 seconds East, 503.90 feet to a point in the back of curb; thence,
7. Leaving said curb, North 82 degrees 50 minutes 55 seconds West, 431.02 feet to the POINT OF BEGINNING, containing 248,776 square feet or 5.711 acres, more or less.

Being the same property conveyed to Fiddlers Inn, Inc., a Tennessee corporation by deed from Factory Stores Of America, Inc., a Delaware Corporation of record in Book 9415, Page 625 on 07/11/1994 and filed for record on 07/22/1994, Register's Office for DAVIDSON County. Being the same property conveyed to Fiddlers Inn, Inc. by deed from Factory Stores Of America, Inc. a Delaware Corporation of record in Book 9811, PageS 263, 276, 295, 298, and 301 on 09/28/1995 and filed for record on 09/29/1995, Register's Office for DAVIDSON County. Being the same property conveyed to Music Valley Acres, Inc. by deed from Fiddlers Inn, Inc. of record in Instrument 200109250103856 on 09/18/2001 and filed for record on 09/25/2001, Register's Office for DAVIDSON County. Being the same property conveyed to Fiddlers Inn, Inc., a Tennessee corporation by deed from Music Valley Acres, Inc, a Tennessee corporation of record in Instrument 200703120029916 on 03/09/2007 and filed for record on 03/12/2007, Register's Office for DAVIDSON County.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

GRANTOR DOES COVENANT with Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except the following:

1. Any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of December, 2008.

GRANTOR:

FIDDLER'S INN, INC.

By: _____

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Frank Rudy, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of Fiddler's Inn, Inc., a Tennessee corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 30 day of December, 2008.

_____
Notary Public

My commission expires:

7/3/2012

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires: JULY 3, 2012