BILL GARRETT, Davidson County
Trans:T20090037361 DEEDWARR
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Fees:23.00 Taxes:1998.00
20090604-0052003

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 20th day of May, 2009, by and between SOUTHERN LEATHER COMPANY, A TENNESSEE CORPORATION, successor by merger to Southern Leather Co. of Nashville, Tennessee, a Tennessee corporation, party of the first part, and STEPHEN C. SMALL and ELISE S. SMALL, Co-Trustees under Agreement dated November 30, 1992, with full power to sell, mortgage or convey without the joinder of any beneficiary, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

TRACT I:

Lot No. 78 and the northerly part of Lot No. 79 on the Plan of O. Ewing's Addition, as of record in Book 21, Page 120, in the Register's Office of Davidson County, Tennessee, described together as follows:

BEGINNING at the southwest corner of Ewing Avenue and Middleton, formerly Railroad or Fern Street; thence with the westerly margin of Ewing Avenue, southwardly 84 feet, more or less to the northeast corner of the property conveyed to Ed Green by Deed from Elnora Sevier Green, of record in Book 2200, Page 533, said Register's Office; thence with the northerly line of said Green property, westwardly 150 feet to the easterly margin of an alley; thence with said alley, northwardly 84 feet, more or less, to the southerly margin of Middleton Street; thence with said street eastwardly 150 feet to the beginning.

TRACT II:

The southerly 16 feet of Lot No. 79 and the northerly 30 feet of Lot No. 80 on the Map of O. Ewing's Addition, as of record in Book 21 , Page 120, Register' s Office for said county.

Said parts of Lots Nos. 79 and 80 front together 46 feet on the westerly side of Ewing Avenue and run back between parallel lines, parallel to and 84 feet southerly from the southerly margin of Railroad Street, 150 feet to an alley.

TRACT III:

The southerly 20 feet of Lot No. 80 on the Plan of O. Ewing's Addition to Nashville, as of record in Book 21, Page 120, Register's Office for said county.

Said part of Lot No. 80 fronts 20 feet on the westerly side of Ewing Avenue and runs back between parallel lines, with the northerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Southern Leather Co. of Nashville, Tennessee, a Tennessee corporation by Warranty Deeds of record in Book 3437, Page 375 (Tract I), Book 3461, Page 193.

The property herein conveyed is subject to the following:

(a) 2009 Davidson County taxes, not yet due and payable, which second party agrees to pay;

(b) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. Ewing's Addition, as recorded in Plat Book 21, Page 120, in the Registers Office of Davidson County, Tennessee.

(c) Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

(d) Unrecorded Lease with Photo Technologies, Inc.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set out hereinabove; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties' if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Southern Leather Company of Nashville merged into Southern Leather Company, the surviving corporation, pursuant to Corrected Articles of Merger filed in the Office of the Secretary of State of Tennessee under Control Number 0029208.

WITNESS the signature of the party of the first part the day and year first above written.

SOUTHERN LEATHER COMPANY,
a Tennessee corporation, successor by merger to
Southern Leather Co. of Nashville, a Tennessee corporation

By: Harry Loewenberg

Name: Harry Loewenberg

Title: President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Harry Loewenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of SOUTHERN LEATHER COMPANY, A TENNESSEE CORPORATION, successor by merger to Southern Leather Co. of Nashville, a Tennessee corporation, the within named bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of SOUTHERN LEATHER COMPANY, successor by merger to Southern Leather Co. of Nashville, a Tennessee corporation, by himself as such officer.

WITNESS my hand at office this 20th day of May, 2009.

RAYMOND M. SHAINBERG
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES: DECEMBER 30, 2012

Notary Public

My commission expires: 12/30/2012

PROPERTY ADDRESS:
701-709 Ewing Avenue
Nashville, Tennessee

NAME AND ADDRESS OF PROPERTY OWNER(S): /
MAIL TAX NOTICES TO:
STEPHEN C. SMALL and ELISE S. SMALL, Co-Trustees
507 West Hillwood Drive
Nashville, Tennessee 37205-1234

THIS INSTRUMENT PREPARED BY AND RETURN TO:
RAYMOND M. SHAINBERG
HARKAVY SHAINBERG KAPLAN & DUNSTAN PLC
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119

Tax Parcel Nos.: 93-14-303.00 and 93-14-307.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of May, 2009.

Notary Public

My Commission Expires 01/09/2012

My commission expires: _____

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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