Box 14A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF JUNE, 2009 Notary Public MY COMMISSION EXPIRES: 3/7/2011 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090039482 DEEDWARR
Recvd: 06/15/09 09:32 3 pgs
Fees:18.00 Taxes:2590.00
20090615-0055092

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
10th and Lea Real Estate, LLC	10th and Lea Real Estate, LLC	Map 093-10, Parcels 036 and 045
(NAME)	(NAME)	
105 Broadway, 3rd Flood	P.O. Box 22952	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, John L. Millican, III, Trustee for the Thomas Ward Boner Testamentary Trust, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **10th and Lea Real Estate, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: (813 Lea Avenue, Parcel 045)
LAND in Davidson County, Tennessee, being the westerly 40 feet of Block "B" on the Plan of Palmer Place, as of record in Book 57, Page 117, Register's Office for Davidson County, Tennessee, said part of Block "B"
fronts 40 feet on the southerly side of Lea Avenue and runs back between parallel lines, with the easterly margin of an alley, 80 feet to an alley in the rear.
TOGETHER with such portions of the former right-of-ways of those alleys which adjoin said property and which would have become an appurtenance to said property as a result of the abandonment and closing of the same by Metro Council Bill No. 081-746.

TRACT 2: (815 Lea Avenue, Together with Tract 3, Parcel 036) LAND in Davidson County, Tennessee, being part of Lot "C" on the Map of Palmer Place, as of record in Book 57, Page 117, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning on the northerly margin of Palmer Place at the southwest corner of part of Lot "C" conveyed to J.K. Winters by deed from John P.Harris, Sr., et al, as of record in Book 939, Page 697, said Register's Office; thence with Winter's westerly line, northwardly 80 feet to the southerly margin of an alley; thence with said alley, westwardly 40 feet to the easterly margin of another alley; thence

with said last mentioned alley, southwardly 80 feet to the northerly margin of Palmer Place; thence with the margin of the same, eastwardly 39.3 feet to the beginning.
TOGETHER with such portions of the former right-of-ways of those alleys which adjoin said property and which would have become an appurtenance to said property as a result of the abandonment and closing of the same by Metro Council Bill No. 081-746.

TRACT 3: (815 Lea Avenue, Together with Tract 3,Parcel 036) LAND in Davidson County, Tennessee, being all of Block "A" on the Plan of Palmer Place of record in Book 57, Page 117, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Block "A" begins at a point in the northerly margin of Palmer Place at the northwest intersection of the same and the second alley west of 8th Avenue South, said point being 406 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of said alley northerly 171 feet to the southwesterly intersection of said alley with Lea Avenue which point is 405 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of Lea Avenue westerly 200 feet to the intersection of Lea Avenue and Palmer Place; thence with the northerly margin of Palmer Place 286 feet to the point of beginning.
TOGETHER with such portions of the former right-of-ways of those alleys which adjoin said property and which would have become an appurtenance to said property as a result of the abandonment and closing of the same by Metro Council Bill No. 081-746.

All Tracts being the same property conveyed to Sunpar, Inc., a Tennessee corporation, by Deed from James E. Freeman, Trustee, of record in Book 8844, Page 84, Register's Office for Davidson County, Tennessee. The sole shareholder of Sunpar, Inc. was Thomas Ward Boner who died on October 22, 2004, thereby terminating said corporation. Said Boner having died leaving a Last Will and Testament of record in Will Book N, Page 633, Register's Office for Smith County, Tennessee, said Estate being probated in the Probate Court of Smith County, Tennessee as Probate Docket No. P-1206. Said Will provided that said property was to go to a certain testamentary trust established by said Will and was therefore further conveyed to John L. Millican, III, Trustee of the Thomas Ward Boner Testamentary Trust, by Executor's Deed from Richard E.
Carter, Jr., Executor of the Estate of Thomas Ward Boner, of record in Instrument Number 20060724-0088872, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record.

unimproved ☐
This is improved ☐ property, known as Lot 813 Lea Ave. & Lot 815 Lea Ave., Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of June, 2009.

John L. Millican, III Trustee for the Thomas Ward Boner Testamentary Trust

John L. Millican, III, Trustee for the Thomas Ward Boner Testamentary Trust

Thomas Ward Boner Testamentary Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **John L. Millican, III, Trustee for the Thomas Ward Boner Testamentary Trust,** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of June, 2009.

Notary Public

My commission expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010