THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 22077-4
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Charles R. Niewold Larry H. Hagar 210 2nd Ave. North, #100 Nashville, TN 37201	New Owner	Map 093-2-3A Parcel 002co

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned GAIL P. PIGG, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES R. NIEWOLD, as to a fifty (50%) percent undivided interest, and LARRY H. HAGAR, as to a fifty (50%) percent undivided interest, said interests held together as tenants in common, hereinafter the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to Gail P. Pigg by Deed from 219 Properties, Ltd., a Tennessee limited partnership, of record in Book 6664, Page 763, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 219 2nd Avenue North, #100 (1st Floor Suite), Nashville, Tennessee 37201

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 Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind herself, her heirs and assigns, 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.

BILL GARRETT, Davidson County
Trans:T20090046635 DEEDWARR
Recvd: 07/13/09 08:40 4 pgs
Fees:23.00 Taxes:1063.75
20090713-0064837

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10 day of July 2009.

Gail P. Pigg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail P. Pigg, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of July 2009.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $287,500.00

Affiant

Subscribed and sworn to before me this
10 day of July 2009.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires 2/24/13

EXHIBIT "A"
LEGAL DESCRIPTION

THOSE certain premises comprising a portion of the Project known as 219 Market Street Building, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 20th day of April, 1978, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5424, Page 27, said premises being more particularly described as follows:

UNIT space labeled No. 1 (being the First floor of said project) as shown on the Plan recorded in Book 5200, Page 153, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration, and an undivided 25% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below:

LAND in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, and being described more particularly as 219 Market Street Building, as shown on Plan of record in Book 5200, Page 153, said Register's Office, as follows:

BEGINNING at the intersection of the westerly margin of Second Avenue North (formerly Market Street) and the southerly margin of Bank Alley and also being the corner of an existing building. Thence, with the westerly margin of Second Avenue, North and the wall of existing building S 28 deg. 04' 09" E 30.06 feet to the common walls of the herein described property and building owned by George E. Barrett, Trustee, as of record in Deed Book 5052, Page 991, Register's Office for Davidson County, Tennessee; thence, with the common walls of buildings noted above S 61 deg. 50' 29" W 106.52 feet to the easterly margin of Alley No. 15 and corner of building; thence, with the easterly margin of Alley No. 15 and with building wall N 28 deg. 59' 52" W 30.15 feet to the southerly margin of Bank Alley and existing corner of building; thence, with the southerly margin of Bank Alley and with the wall of existing building N 61 deg. 53' 06" E, 107.00 feet to the point of beginning, and containing 3214 square feet or 0.074 acres.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2009 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantees.
2. Matters shown on the Plan of record in Book 5200, Page 153, Register's Office for Davidson County, Tennessee.
3. Subject the rights of ingress and egress stated in the deed of record in Book 5707, Page 769, said Register's Office.
4. Conveyance of the "air space above the roof of the existing building" to The Two Hundred Nineteen Market Street Building, of record in Book 6664, Page 761, said Register's Office.
5. Conveyance of the Lower Story Plan (basement floor) to the Association of Owners of The 219 Market Street Building, of record in Book 9970, Page 355, said Register's Office.
6. Declaration of Horizontal Property Regime of The Two Hundred Nineteen Market Street Building of record in Book 5424, Page 27, and as amended in Book 9596, Page 941, said Register's Office.
7. By-Laws of The 219 Market Street Building Homeowner's Association, Inc., of record in Book 5424, Page 34, said Register's Office.