This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $2,125,000.00.

Affiant

Subscribed and sworn before me this the 4th day of September, 2009.

Notary Public
My commission expires: 11/7/12

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20090062017 DEEDWARR
Recvd: 09/10/09 08:35 2 pgs
Fees: 13.00 Taxes: 7862.50
20090910-0084702

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Market Street Emporium, L.L.C. 112 2nd Ave North Nashville, TN	Market Street Emporium, LLC. 1105 16th Ave South, Ste A Nashville, TN 37212	093-06-2-084

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GARY BOWIE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARKET STREET EMPORIUM, L.L.C., as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Beginning at a spike on the easterly margin of Second Avenue, North, formerly Market Street, said point of beginning being 130.05 feet northerly from the northerly margin of Broadway; thence with the margin of said Second Avenue, North, North 27 deg. 01 min. 30 sec. West 26.33 feet to a point; thence with a partition wall and leaving Second Avenue, North, North 62 deg. 58 min. 30 sec. East 210 feet to a point on the westerly margin of First Avenue, North (formerly Front Street); thence with the margin of said First Avenue, North, South 27 deg. 01 min. 30 sec. East 26.33 feet to a point; thence, leaving First Avenue North and with a partition wall South 62 deg. 58 min. 30 sec. West 210.00 feet to the point of beginning.
Being the same property conveyed to THE 112 COMPANY A LIMITED PARTNERSHIP, by Installment Deed from MATTIE WATTS SMITH, of record in Book 5871, page 738, dated April 9, 1982, said Register's Office. Then THE 112 COMPANY, A LIMITED PARTNERSHIP conveyed to THE 112 COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20020515-0059907, dated February 27, 2002, said Register's Office. Then THE 112 COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed to ROBERT D. SCHATA, AN UNDIVIDED (60%) INTEREST, AS TENANTS IN COMMON, AND PAUL P. GRIFFIN, AN UNDIVIDED (40%) INTEREST, AS TENANTS IN COMMON, of record as Instrument No. 20060315-0030046, dated March 13, 2006, said Register's Office. Then ROBERT D. SCHATZ AND PAUL P. GRIFFIN conveyed to GARY BOWIE, of record as Instrument No. 20060315-0030047, dated March 13, 2006, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 112 2nd Ave North, Nashville, TN .

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 4th day of September, 2009.

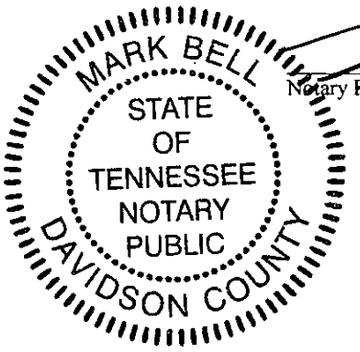
Gary Bowie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Bowie, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2009.

My commission expires:
11/7/12



Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public