BILL GARRETT, Davidson County
Trans:T20090085017 DEEDWARR
Recvd: 12/17/09 11:50 4 pgs
Fees:23.00 Taxes:3607.50
20091217-0114917

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Shirley Street Investments, LLC 303 54th Avenue North Nashville, TN 37209	New Owner	Map 93-14/Parcel 464 Map 93-10/Parcel 219

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, FIVE DOUBLE OUGHT CO., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto SHIRLEY STREET INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter the Grantee, its successors, 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 Five Double Ought Company, by deed from Hermitage Electric Supply Corp., of record in Book 6198, Page 449, said Register's Office.

THIS is improved property, known as 500 Lafayette Street, Nashville, Tennessee 37203 (Parcel 464) and 509 Lea Avenue, Nashville, Tennessee 37203 (Parcel 219),

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it 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 itself, its, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of December 2009.

FIVE DOUBLE OUGHT CO.
a Tennessee corporation

By: _____
Jack D. Fleischer, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack D. Fleischer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Five Double Ought Co., 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 the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of December 2009.

_____
Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $975,000.00

_____
Affiant

Subscribed and sworn to before me this
14th day of Dec. 2009.

_____
Notary Public
My commission expires _____

KIMBERLY P. HUFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires
5-2-11

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

BEING parts of Lots 81 and 82 on the plan of Barrow Grove, together with an alley known as Buck's Alley, now closed, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the southerly margin of Lea Avenue, formerly South Union Street, being 8 feet west of the Northwest corner of said Lot No. 81, thence southerly 186 feet, more or less, to a point 8 feet west of the Northwest corner of the property conveyed to W.M. Liddon by deed from W.B. Ferriss and others, of record in Book 1357, Page 345, Register's Office for Davidson County, Tennessee, thence eastwardly 88 feet, more or less, to the Southwest corner of the T.F. Saltsman Lot, running thence with his westerly line northerly to the southerly margin of Lea Avenue, thence with the southerly margin of Lea Avenue westerly 106 feet, more or less, to the beginning.

TRACT II

BEING parts of Lots 82, 83, 84 and 85 on the plan of Barrow Grove and that part of Buck's Alley, now closed, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the west margin of 5th Avenue South, 30 feet south of the Northeast corner of Lot No. 82, running thence with the west margin of said Avenue, southwardly 152 feet to a point; thence around a curve to the right, with a radius of 45 feet, a distance of 110 feet to a point in the north margin of Lafayette Street, as extended; thence with the same, northwestwardly 212 ½ feet, thence northwardly 23 feet, thence eastwardly 218 feet to the beginning.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, not yet due and payable, said taxes are assumed by the Grantee.

(b) Matters shown on the Plan of record in Book "S", page 279, Register's Office for Davidson County, Tennessee.

(c) Easements for utility purposes retained by the Metropolitan Government of Nashville and Davidson County as stated in that Metropolitan Council Bill No. 63-66, a copy of which is on file with the Metropolitan Council Clerk's Office.