THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090087862 DEEDWARR
Recvd: 12/31/09 10:37 2 pgs
Fees:13.00 Taxes:1215.45
20091231-0118867

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 328,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Big Borassa Music, LLC	owner	MAP 104-16
P.O. Box 128315		PARCEL 354
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Larry W. McIntyre, Arthur Monroe McIntyre, Lisa Hamilton, Teresa McIntyre and Angela McMahan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Big Borassa Music, LLC**

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:

Land in Davidson County, Tennessee, being part of Lot number 126 on the Map of Belmont Land Company's Plan of Lots called Belmont, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Belmont Boulevard 100 feet South of the southerly margin of Ashwood Avenue, being the common corner of Lots number 126 and 127, at the southwest corner of the property conveyed to Fannie B. Bullington by deed of record in Book 1128, page 87, said Register's Office; thence, along Bullington's southerly line, easterly 186 feet, more or less, to a point in the westerly margin of an alley, which point is 100 feet south of Ashwood Avenue and 10 feet south of the common corners of Lots 126 and 127; thence along the westerly margin of said alley. southerly 50 feet to a point at the northeast corner of the property conveyed to Catherine Vernon Carpenter by deed of record in Book 1218, page 621, said Register's Office; thence along Carpenter's northerly line westerly 186 feet, more or less, to the easterly margin of Belmont Boulevard; thence with the margin of Belmont Boulevard, northerly 50 feet to the point of beginning.

Being the same property conveyed to Arthur Williams McIntyre and wife, Sarah McIntyre by deed recorded in Book 2645, page 339, said Register's Office. The said Sarah McIntyre has since died (June 29, 1997) leaving Arthur Williams McIntyre as the survivor of their tenancy-by-the-entireties. The said Arthur Williams McIntyre later died intestate (October 21, 2007) and not married at the time of his death. Arthur Williams McIntyre had three children, William Robert McIntyre, Larry W. McIntyre and Arthur Monroe McIntyre. Of those three, two sons, Larry W. McIntyre and Arthur Monroe McIntyre survive him and join in the execution of the deed. The third son, William Robert McIntyre pre-deceased Arthur Williams McIntyre (February 2, 2007) and has three children, Lisa Hamilton, Teresa McIntyre and Angela McMahan, who join in the execution of the deed.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2204 Belmont Boulevard, Nashville, TN 37212.**

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, have 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 _____ hand( ) this the 21st day of December, 2009.

Larry W. McIntyre

Larry W. McIntyre

by Arthur Monroe McIntyre - P.O.A.

Arthur Monroe McIntyre

Lisa Hamilton

Lisa Hamilton

Teresa McIntyre

Teresa McIntyre

Angela McMahan

Angela McMahan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JAMES A. WAECHTER, a Notary Public in and for said County and State, the within named LARRY W. MCINTYRE, LISA HAMILTON, TERESA MCINTYRE AND ANGELA MCMAHAN

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 21ST day of DECEMBER, 2009.

Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
Davidson County

On this 21ST day of DECEMBER, 2009, personally appeared before me, LARRY W. MCINTYRE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of ARTHUR MONROE MCINTYRE and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 21ST day of DECEMBER, 2009.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires: 1-9-12

Notary Public