44
67pgs

BILL GARRETT, Davidson County
Trans:T20100010176 DEEDWARRSP
Recvd: 02/19/10 15:10 3 pgs
Fees:18.00 Taxes:2064.60
20100219-0013035

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF OHIO) COUNTY OF FRANKLIN) The actual consideration or value, whichever is greater, for this transfer is $558,000.00. Kathy C Blackstone **Affiant** Subscribed and sworn to before me, this 18th day of February, 2010. Notary Public My Commission Expires: ALLEN L. HANDLAN, ATTORNEY AT LAW NOTARY PUBLIC, STATE OF OHIO My commission has no expiration date. Section 147.03 R.C.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Morrison Properties, LLC 4034 Altizer Avenue Huntington, WV 25705	SAME	080-00-0-025.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KSPJ, LLC**, an Ohio limited liability company, now known as **KSPJ-NASHVILLE, LLC**, an Ohio limited liability company, qualified to do business in the State of Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does

transfer and convey unto **MORRISON PROPERTIES, LLC,** a Kentucky limited liability company **D/B/A MORRISON PROPERTIES – NASHVILLE,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the First Revision of Lot One, Phillip McKee Property, as of record in Instrument No. 20001214-0123063, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to KSPJ, LLC, an Ohio limited liability company, now known as KSPJ-Nashville, LLC, a limited liability company, by deed dated December 20, 2000, from Orion Charters and Tours, Inc., a Tennessee corporation, of record at Instrument No. 20001220-0124926, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20001214-0123063, Register's Office for said County.

3. StormWater Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 20001212-0122339, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 3333 Hydes Ferry Road, Nashville, TN 37218.

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 it further covenants and binds itself, its successors and assigns, to specially 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 claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18th day of February, 2010.

KSPJ-NASHVILLE, LLC,
an Ohio limited liability company

By: Kathy C Blackstone
Kathy C. Blackstone, Assistant Treasurer

STATE OF OHIO)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHY C. BLACKSTONE**, 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 **ASSISTANT TREASURER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of February, 2010.

Notary Public

My Commission Expires: _____

ALLEN L. HANDLAN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.