This instrument was prepared by:

Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010020023

BILL GARRETT, Davidson County
Trans:T20100025561 DEEDWARRSP
Recvd: 04/29/10 10:19 4 pgs
Fees:23.00 Taxes:4255.00
20100429-0032547

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $1,150,000.00

Sworn to and subscribed before me this 28th day of April, 2010.

Beth Marsh
Affiant

Lauren M Rickels
Notary Public
My Commission Expires: 12-10-2012

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

Address of New Owner:
MLG Properties, LLC
209 10th Avenue South, Ste 500
Nashville, TN 37203

Send Tax Bills to:
NEW OWNER

Map-Parcel Numbers:
93-10-40

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fred H. Nance, Jr., a married man and John McGarity, Jr., a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MLG Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, its successors and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Blocks "B" and "C" on the Map of Palmer Place of record in Book 57, page 117, Register's Office for Davidson County, Tennessee, and part of Alley No. 125-1/2, now closed by Ordinance No. 45-298 of the Ordinances of the city of Nashville, and more particularly described according to a survey made by Hickerson-Miller, Engineers-Surveyor, dated July 17, 1956, as follows:

Beginning at a point in the southwest corner of the intersection of a 10-foot alley and Lea Avenue, which point is 125 feet, more or less, westerly from the southwest corner of the intersection of Lea Avenue and 8th Avenue South; thence along the westerly margin of said alley, southerly 170 feet, more or less, to a point in the northerly margin of

Palmer Place; thence westerly along the northerly margin of Palmer Place, 1909 feet, more or less, to a point in the easterly margin of a 10-foot alley; thence northerly 170.3 feet, more or less, to a point in the southerly margin of Lea Avenue; thence along the southerly margin of Lea Avenue, 180.3 feet, more or less, to the point of beginning.

Being the same property conveyed to Fred H. Nance, Jr. and John McGarity, Jr. by Deed from Linda Carolyn Nash of record in Instrument No. 20031121-0169781, Register's Office for Davidson County, Tennessee, dated November 20, 2003.

Further described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set in the southerly right-of-way line of Lea Avenue, 40 feet in width at the intersection with the westerly right-of-way line of Alley Number 115, 10 feet in width, said pk nail set being located North 82 deg 10 min 24 sec West. 117.5 feet along the southerly right-of-way line of Lea Avenue from the intersection with the westerly right-of-way line of Eighth Avenue South;

Thence leaving the southerly right-of-way line of Lea Avenue, with the westerly right-of-way line of Alley Number 115, South 01 deg 44 min 27 sec East, 171.00 feet to an existing pk nail at the intersection with the northerly right-of-way line at Palmer Place, 40 feet in width;

Thence leaving the westerly right-of-way line of Alley Number 115, with the northerly right-of-way line of Palmer Place, North 82 deg 00 min 03 sec West, 190.90 feet to an iron rod set, at a corner common with the property of Byrd D. Cain, Jr., Trustee, as of record in Deed Book 5000, Page 87, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Palmer Place, with the easterly property line of Byrd D. Cain, Jr., Trustee, North 01 deg 30 min 00 sec West, 170.30 feet to an existing iron rod in the southerly right-of-way of Lea Avenue;

Thence with the southerly right-of-way line of Lea Avenue, South 82 deg 10 min 24 sec East, 190.08 feet to the POINT OF BEGINNING. Containing 32,058 square feet or 0.736 acres more or less.

Being the same property conveyed to Fred H. Nance, Jr. & John McGarity, Jr., as of record in Instrument Number 20031121-0169781, at the Register's Office for Davidson County, Tennessee.

Upon oath, Fred H. Nance, Jr. and John McGarity, Jr. hereby warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

This conveyance is made subject to those matters more particularly identified on "Exhibit A".

Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **805 Lea Avenue, Nashville, TN 37203.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, its successors and assigns, against the lawful

claims of all persons claiming by, through or under said Grantor and Grantor's Grantor, but not otherwise.

WITNESS my hand, this 28th day of April, 2010.

Fred H. Nance, Jr.

John McGarity, Jr. by Attorney in Fact, Fred H. Nance, Jr.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Fred H. Nance, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 28th day of April, 2010.

Notary Public

My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

STATE OF Tennessee

COUNTY OF Williamson

On this 28th day of April, 2010, before me personally appeared Fred H. Nance, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John McGarity, Jr., and acknowledged that he executed the same as the free act and deed of John McGarity, Jr.. Witness my hand, at office, on this 28th day of April, 2010.

Notary Public

My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

Exhibit A

Permitted Encumbrances

1. Davidson County ad valorem taxes for the year 2010 and subsequent years, a lien, but not yet due and payable.

2. Subject to a right of use by the public for alley purposes of the westerly 10 feet of the subject tract as set forth in Warranty Deed of record in Instrument No. 20031121-0169781, Register's Office for Davidson County, Tennessee, and by Metro Council Bill No. 45-298.

3. Those matters shown on that Boundary Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. TN #1512, dated March 12, 2010.