NEW OWNER:

KVB MUSIC CITY, LLC
1600 Division Street, Suite 700
Hermitage, TN 37203

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 11-0815

Map and Parcel #09310025100

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20120002381 DEEDWARRSP
Recvd: 01/11/12 08:57 4 pgs
Fees:23.00 Taxes:5254.00
20120111-0002734

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million, Four Hundred Twenty Thousand and 00/100 Dollars ($1,420,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Mary Ann Dale Riley and Joseph Terry Dale, as Co-Trustees of the VIRGINIA H. DALE FAMILY TRUST,** and **Kristy Robinson in her capacity as Conservator of the Property of ELLIS T. DALE pursuant to Order of the Probate Court of Davidson County, Tennessee, dated August 3, 2011, Docket No. 10P-1597** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **KVB MUSIC CITY, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, all interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land located in Davidson County, Tennessee, and being Lots Nos. 5, 6, 7 and 8 on the Map of John Campbell's Plan of Lots as of record in Book 21, Page 26, in the Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 5, 6, 7 and 8 adjoin and front together 173.6 feet on the easterly side of Sixth Avenue South, formerly High Street, and run back between parallel lines, Lot No. 8 running back along the northerly margin of Peabody Street, 200 feet, more or less, to an alley.
>
> Being the same property conveyed to ELLIS T. DALE, by deed from Earl H. Sadler and wife, Vera Sadler and Glynn L. Sadler and wife, Mary M. Sadler, of record in Book 4757, Page 597, dated October 19, 1973, in the Register's Office for Davidson County, Tennessee;

Ellis T. Dale has since conveyed a twenty percent (20%) undivided interest in said property to VIRGINIA H. DALE by quitclaim deed of record in Book 10160, Page 92, said Register's Office; VIRGINIA H. DALE died testate on July 19, 2005; Ellis Terry Dale, Mary Ann Dale Riley, and Joseph Terry Dale, as Co-Personal Representatives of the Estate of Virginia H. Dale have conveyed the decedents twenty percent (20%) interest in said property to Ellis Terry Dale, Mary Ann Dale Riley and Joseph Terry Dale, as Co-Trustees of the Virginia H. Dale Family Trust by quitclaim deed of record in Instrument Number 20061108-0139253, in the Register's Office for Davidson County, Tennessee; Kristy Robinson has been appointed as conservator of the Property of Ellis T. Dale by Order of the Probate Court of Davidson County, Tennessee, dated August 3, 2011, Docket No. 10P-1597. Kristy Robinson is authorized to execute this conveyance by Order of the Probate Court of Davidson County, Tennessee, dated December 16, 2011, Docket No. 10P-1597.

Ellis T. Dale and Ellis Terry Dale are one and same person.

THIS IS IMPROVED PROPERTY which has the address of 424 6th Ave. South, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, BUT NOT FURTHER OR OTHERWISE.

POSSESSION shall be given with date of deed.

SUBJECT TO all encumbrances, covenants, conditions and restrictions of record.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 6th day of January, 2012.

SIGNATURE PAGE FOLLOWS:

GRANTORS:

VIRGINIA H. DALE FAMILY TRUST

BY: _____
MARY ANN DALE RILEY
Co-Trustee

By: _____
JOSEPH TERRY DALE
Co-Trustee

ELLIS T. DALE

By: _____
KRISTY ROBINSON
Conservator of the Property of Ellis T. Dale,
authorized pursuant to Order of the Probate Court of
Davidson County, Tennessee, dated December 16, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARY ANN DALE RILEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is **Co-Trustee** of **the VIRGINIA H. DALE FAMILY TRUST,** the within-named bargainor, and as such authorized Trustee, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 6th day of January, 2012.

_____
NOTARY PUBLIC

My commission expires: 10/18/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOSEPH TERRY DALE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Co-Trustee** of **the VIRGINIA H. DALE FAMILY TRUST,** the within-named bargainor, and as such authorized Trustee, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 6th day of January, 2012.

_____
NOTARY PUBLIC

My commission expires: 10/18/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KRISTY ROBINSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is **Conservator of the Property of Ellis T. Dale,** the within-named bargainor, and as such authorized conservator, being given the authority to so do, executed the within instrument on behalf of the said Ellis T. Dale by signing her name as such authorized conservator.

WITNESS my hand and official seal at office, this 6th day of January, 2012.

NOTARY PUBLIC

My commission expires: 10/18/15

****

The actual consideration or value, whichever is greater, for this transfer is **$1,420,000.00**.

AFFIANT

Sworn to and subscribed to before me this 6th day of January, 2012.

NOTARY PUBLIC

My commission expires: 10/18/15