BILL GARRETT, Davidson County
Trans:T20120017683 DEEDWARR
Recvd: 03/09/12 14:22 2 pgs
Fees:13.00 Taxes:2220.00
20120309-0020897

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARC
Spotty Merle, LLC 173 Arnold Dr Fayetteville GA 30215	New Owner	Map and Parcel 092-16-0-229 Tract I 092-16-0-230 Tract II File # 12-01-14113

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Al Jolson Enterprises, Incorporation, a Tennessee corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Spotty Merle, LLC, a Georgia limited liability company** (The "Grantee"), its successors and assigns certain tracts or parcels of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being a part of Lot 223 on the McNairy's Plan of West Nashville, of record in Minute Book "C" pages 136 and 137, of the Chancery Court at Nashville, and being a part of which is known as Fort Houston property, and described according to survey made by T.R. Sanford, dated August 21, 1956, as follows:

Beginning at the southeast corner of 17th Avenue South, formerly Addison Street and McGavock Street; thence along the southerly margin of McGavock Street, easterly 100 feet; thence southerly along a line established by Lackey and Riddle, 87 ½ feet to a point; thence westerly 96 feet to the easterly margin of 17th Avenue south; thence with said Avenue, northwesterly 87 ½ feet to the beginning.

Being the same property conveyed to Al Jolson Enterprises, Inc., by deed from Young'un Sound, Inc., of record in Book 7692, page 417, dated October 31, 1988, said Register's Office.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 223 of McNairy's Plan of West Nashville Lots of record in Minute Book "C", pages 136 and 137, Chancery Court, at Nashville and described as follows:

BEGINNING at the northeast corner of 17th Avenue South and a 10 foot alley, being 137 ½ feet, mor or less, southerly from the southerly margin of McGavock Street; thence from the easterly margin of 17th Avenue South, northerly 50 feet to a point; thence easterly 95 feet more or less, to the property now owned by Mildred H. Lackey and Rebecca B. Riddle; thence with the westerly margin of the property owned by the said Lackey and Riddle southwardly 50 feet, more or less, to the northerly margin of an alley; thence with the margin of said alley westwardly 93.6 feet to the point of beginning.

Being the same property conveyed to Al Jolson Enterprises, Inc., by Deed from W.T. Fuller d/b/a Ted Fuller Enterprises, of record in Book 8508, page 884, dated December 13, 1991, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Art Center Redevelopment Plan of record in Book 10965, page 404, Book 11625, page 252 and 20020715-0084598, said Register's Office.
3. Plan of McNairy's Plan of West Nashville of record in Minute Book "C" pages 136 and 137 of the Chancery Court at Nashville and all matters shown therein.

TAI

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this
8th day of March, 2012.

Notary Public

My commission expires: 3/3/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of March, 2012.

AL JOLSON ENTERPRISES, INCORPORATED

BY: _____
Hugh Mobley, Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Hugh Mobley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the he is the Director of Al Jolson Enterprises, Incorporated, a Tennessee Corporation, and that he as such Director, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Director.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of March, 2012.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 6, 2013