Davidson County DEEDWARRSP
Recvd: 05/25/12 09:56 5 pgs
Fees:28.00 Taxes:2590.00
20120525-0045398

This Instrument Prepared By:
Edwin S. Pyle, Esq.
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this conveyance is $700,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2012.

Notary Public

My Commission Expires: 1/6/2015

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
John Cobb Rochford, Trustee **65 MSE Revocable Trust** **2200 Abbott Martin Road, Suite 201** **Nashville, Tennessee 37215**	**SAME**	**10404008500**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **BROADWAY PROPERTIES, L.P., a Tennessee limited partnership,** "Grantor", has bargained and sold and does hereby transfer and convey unto **John Cobb Rochford, Trustee for 65 MSE REVOCABLE TRUST**, "Grantee", its successors, representatives, and assigns, that certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A** attached and incorporated by reference, the "Property". This is improved property known as 65 Music Square East, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining, to the Grantee, its successors, representatives, and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2012 and future years, a lien but not yet delinquent, (2) Joint Driveway Easement of record in Book 7673, page 759, Register's Office for Davidson County, Tennessee, (3) Utility Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4573, page 994, said Register's Office, (4) all matters shown on the Plan of O.B. Hayes' First Division of Small Lots, of record in Plat Plan Book 1, page 69, Chancery Court at Nashville, Tennessee, (4) the Certificate of Limited Partnership of Broadway Properties, L.P., a Tennessee limited partnership of record in Book 10429, page 791, said Register's Office, and (5) ALTA/ACSM Land Title Survey of Tax Map 104-04, Parcel 85, prepared by L. Scot Cherry, TN RLS #1512, Cherry Land Surveying, Inc., dated May 1, 2012 and revised May 7, 2012, Job No. 12089ALT.

AND Grantor does further covenant and bind itself, its successors, representatives, and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

[THIS SECTION INTENTIONALLY LEFT BLANK]

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of May 10, 2012.

GRANTOR:

BROADWAY PROPERTIES, L.P., a Tennessee limited partnership

By: TGFT, Inc., a Tennessee corporation
General Partner

By: _____
Alexander Orbison, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared ALEXANDER ORBISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of TGFT, Inc., a Tennessee corporation, General Partner of BROADWAY PROPERTIES, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such President of the General Partner executed the foregoing instrument for the purposes therein contained by signing the name of BROADWAY PROPERTIES, L.P. by himself as President of the General Partner.

Witness my hand and seal at office in the aforesaid state and county this 10th day of May, 2012.

Shirley J. Garner
Notary Public

My Commission Expires: 6/18/2012

SHIRLEY J. GARNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires JUN 18, 2012

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot No. 33 on the Plan of O.B. Hayes' First Division of Small Lots of record in Plat Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 33 fronts 50 feet on the westerly margin of 16th Avenue, South (formerly Belmont Avenue) and runs back between parallel lines 150 to an alley.

Being the same property conveyed to Broadway Properties, L.P., a Tennessee limited partnership from Barbara A. Orbison, of record in Book 10840, page 613, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY