BILL GARRETT, Davidson County
Trans:T20120051335 DEEDWARRSP
Recvd: 07/12/12 12:45 2 pgs
Fees:13.00 Taxes:832.50
20120712-0061308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00 .

Robt. S. McAdams
Affiant

Subscribed and sworn to before me, this the 11th day of July, 2012.

Notary Public
My commission expires:

JOE VAULX CROCKETT, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
1212 Broadway Partners 212 Belclair Place Nashville, Tennessee 37205	Same	093-09-0/109.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HIPPODROME NISSAN, INC. ("GRANTOR"), formerly known as Hippodrome Motors, Inc., has bargained and sold, and by these presents does transfer and convey unto 1212 BROADWAY PARTNERS, a Tennessee general partnership ("GRANTEE"), its successors and assigns, land in Nashville, Davidson County, Tennessee, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property"). The land is described as follows:

Being Lot No. 230 on the Map of McNairy's Plan of West Nashville Lots as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville. Said Lot No. 230 fronts 50 feet on the westerly side of Twelfth Avenue, North, formerly McNairy Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Hippodrome Motor Company by deed from Mrs. Louise Frith Tupper, Mrs. Martha Frith Craig and Mrs. Nina Frith Arrington of record in Book 1360, page 92, Register's Office for Davidson County, Tennessee, dated January 2, 1946. The said Hippodrome Motor Company is now known as Hippodrome Nissan Inc. Said description is the same description as contained in the prior deed.

Property address: 119 12th Avenue North, Nashville, Tennessee

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: Taxes for the year 2012 which have been prorated and will be paid by GRANTEE; and no representation, warranty, or covenant is made with respect to the acreage content of the subject property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant specially and forever defend the title to the land to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, except as set forth above, but not further or otherwise.

WITNESS its hand this 11th day of July, 2012.

HIPPODROME NISSAN, INC.

By: Robert S. McAdams

Robert S. McAdams, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally appeared ROBERT S. MCADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Hippodrome Nissan, Inc., the within-named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal in Nashville, Tennessee, this the 11th day of July, 2012.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 7, 2013
STATE OF TENNESSEE