Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **KMMS, a Tennessee General, Partnership, composed of RuckusFilm, Inc., general partner, James B. May, general partner, and Peter Kurland, a general partner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chicken Boat, LLC, ,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lots Nos. 519, 521, and 523 of Block No. 67, on the Plan of No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots 519 and 521 front 25 feet each on the Northerly side of Charlotte Avenue, and run back between parallel Lines 150 feet to an alley.

Said Lot 523 fronts 35 feet on the Northerly side of Charlotte Avenue and runs back between parallel lines with the Easterly margin of 47th Avenue North, formerly 6th Street, 150 feet to an alley.

Being the same property conveyed to KMMS, a Tennessee general partnership, by Warranty Deed from Robert B. Gessler and Lewis M. Steele, Trustees, dated April 10, 1990 and recorded in Book 8086, page 356, Register's Office for Davidson County, Tennessee.

The undersigned parties warrant that they are the current and only general partners of KMMS, a Tennessee General Partnership.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4610 Charlotte Ave., Nashville TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 4th day of September, 2012.

KMMS, a Tennessee General Partnership

By: _____
Peter Kurland, general partner

By: _____
James B. May, general partner

BY: RuckusFilm, Inc., general partner

By: _____
Corporate Office: Sec't/Treas

BILL GARRETT, Davidson County
Trans:T20120066968 DEEDWARR
Recvd: 09/06/12 14:12 2 pgs
Fees:13.00 Taxes:1472.83
20120906-0080857

State of Tennessee)
County of Davidson)

On this 4th day of September, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Peter Kurland, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

On this 4th day of September, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jana Laiolo, 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 RuckusFilm, Inc., the bargainor described herein, as the corporate Secretary / Treasurer of the said bargainor, and who executed the foregoing instrument on behalf of RuckusFilm, Inc., and acknowledged the execution as a free act and deed of RuckusFilm, Inc.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

On this 4th day of September, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James B. May, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $398,060.97

Affiant

Sworn and subscribed before me on this the 4th day of September, 2012.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Chicken Boat, LLC 4610 Charlotte Ave. Nashville, TN 37209	SAME	09116000100