BILL GARRETT, Davidson County
Trans:T20120074352 DEEDWARR
Recvd: 10/02/12 11:27 3 pgs
Fees:18.00 Taxes:2220.00
20121002-0089700

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14
24274-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Martin, Allbee & Associates, LLC 1400 Crestmoor Rd #200 Nashville, TN 37215	New Owner	Map/Parcel # 10408027900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, WILLIAM W. MCINNES, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARTIN, ALLBEE & ASSOCIATES, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Map of O.H. Shields Subdivision of Lot 55 on O.B. Hayes Plan of Large Lots called Rokeby Addition, as of record in Plat Book 161, Page 158, at the Register's Office for Davidson County, Tennessee and being more particularly described according to a survey dated September 10, 2012 by R. Scot Cherry, TRLS No 1512, as follows:

Beginning at an existing iron rod in the westerly right-of-way line of 17th Avenue South, at a corner common with the property of Bonnie L. Hancock, as of record in Deed Book 10576, Page 128, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing 658,068.71; easting 1,733,622.75 on the State Plane Coordinate System;

Thence with the westerly right of way line of 17th Avenue South, South 09° 16' 29" West, a distance of 55.00 feet to an existing pk nail at a corner common with the property of KL Rental, LLC as of record as Instrument No. 20061027-0133673 at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right of way line of 17th Avenue South with the northerly property line of KL Rental, LLC, North 81° 35' 47" West a distance of 157.93 feet to an existing iron rod in the easterly right of way lint of Ally Number 442, 15 feet in width;

Thence with the easterly right of way line of Alley Number 442 North 09° 14' 05" East a distance of 55 feet to an existing iron rod, at a corner common with the property of Bonnie L. Hancock;

Thence leaving the easterly right of way line of Ally Number 442 with the southerly property line of Bonnie L. Hancock, South 81° 35' 47" East 157.97 feet to the POINT OF BEGINNING.

Containing 8,686 square feet or 0.199 acres more or less.

Being the same property conveyed by Warranty Deed to William W. McInnes from Fredric J. Rowan and wife, Marcy R. Rowan of record in Book 10397, Page 82, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 1605 17th Avenue South, Nashville, TN 37203.

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, its successors and/or assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 1st day of October, 2012.

William W. McInnes, by Beverly Waller McInnes, Atty-in-fact
His Atty-in-fact, of record as Instrument No.
20120322-0024229, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2012, before me personally appeared, Beverly Waller McInnes, 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 William W. McInnes, acknowledged that such person executed the same as the free act and deed of William W. McInnes.

WITNESS my hand, at office this 1st day of October, 2012.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

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

David A. Allee, Member
Affiant

Subscribed and sworn to before me this
1st day of October, 2012.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Map/Parcel #10408027900.

2. Subject to all matters appearing on the Plan of record in Book 161, Page 158 Register's Office for Davidson County, Tennessee.

3. Rights or claims of MPR Entertainment Group, LLC, as tenant under an unrecorded lease.