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

Box 14
24197-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
McGavock Pike Partners P.O. Box 60865 Nashville, TN 37206-0865	New Owner	Map/Parcel # 08216006900

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, HORACE C. BASS AND WIFE, MARGARET L. BASS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MCGAVOCK PIKE PARTNERS, a Tennessee general partnership, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot Nos. 31 and 32, on the plan of Barrow's Addition to Edgefield, now East Nashville, of record in Book 1, Page 13 (erroneously referred to as Page 23 in prior deeds), Register's Office for Davidson County, Tennessee.

Said Lots Nos. 31 and 32 front together 100 feet on the northerly margin of Woodland Street and extends bank between parallel lines 170 feet to an alley.

Being all of the same property conveyed to Horace Bass and wife, Margaret Bass by Deed dated 10/13/93 from Stanton E. Norfleet, Trustee and Stanton E. Norfleet and wife, Ann B. Norfleet of record in Book 9117, Page 61 and further conveyed to Horace Bass, and wife, Margaret L. Bass, as equal tenants in common by Quitclaim Deed dated 9/20/96 of record in Book 10205, Page 48 and further conveyed to Metropolitan Development and Housing Agency by Quitclaim Deed dated 5/23/00 of record as Instrument No. 20000525-0052239, and further conveyed to Horace Bass and Margaret L. Bass by Quitclaim Deed dated 5/23/00 of record as Instrument No. 20000525-0052240, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120079708 DEEDWARR
Recvd: 10/19/12 13:54 4 pgs
Fees:23.00 Taxes:3885.00
20121019-0096223

Tract II:

Land in Davidson County, Tennessee, being Lots Nos. 33 and 34, on the Plan of Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 13, Chancery Court for Davidson County, Tennessee.

Said Lots Nos. 33 and 34 each front 50 feet on the northerly side of Woodland Street, and run back between parallel lines 170 feet to an alley.

Tract II being all of the same property conveyed to Horace Bass and wife, Margaret Bass by Deed dated 8/17/93 from Filbert J. Martocci, Jr. and wife, Rhonda A. Martocci, of record in Book 9051, Page 361 and further conveyed to Horace Bass, and wife, Margaret L. Bass, as equal tenants in common by Quitclaim Deed dated 9/20/96 of record in Book 10205, Page 52 and further conveyed to Metropolitan Development and Housing Agency by Quitclaim Deed dated 5/23/00 of record as Instrument No. 20000525-0052239, and further conveyed to Horace Bass and Margaret L. Bass by Quitclaim Deed dated 5/23/00 of record as Instrument No. 20000525-0052240, said Register's Office.

Tract III:

Being Lot No. 35 in Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 13, Chancery Court for Davidson County, Tennessee.

Said Lots No. 35 and the triangular tract of land adjoin and front together 105.0 feet on the North side of Woodland Street and runs back between parallel lines 170.0 feet to a 16.0 foot alley on which it measures 105.0 feet.

Said triangular tract of land as hereinabove mentioned is also known as Lot No. 6 on the Map of M. Vaughn Plan of record in Book 21, Page 143, said Register's Office.

Being improved commercial property known as 901 Woodland Street, Davidson County, Nashville, Tennessee 37206.

Tract III being all of the same property conveyed to Horace C. Bass and wife, Margaret L. Bass by Deed dated 10/29/97 from William E. Hendricks of record in Book 10663, Page 864 and further conveyed to Metropolitan Development and Housing Agency by Quitclaim Deed dated 5/23/00 of record as Instrument No. 20000525-0052239, and further conveyed to Horace Bass and Margaret L. Bass by Quitclaim Deed dated 5/23/00 of record as Instrument No. 20000525-0052240, said Register's Office.

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 assigns, forever; and

Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and Grantors further covenant and binds themselves, their 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 Grantors have executed this instrument this 5th day of October, 2012.

Horace C. Bass

Margaret L. Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Horace C. Bass and wife, Margaret L. Bass, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 5th 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 $1,050,000.00.

Affiant

Subscribed and sworn to before me this 5th 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 Exceptions

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Map/Parcel Number 08216006900

2. Subject to the Plan of record in Book 1, Page 13, Chancery Court, Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 21, Page 143, Register's Office for Davidson County, Tennessee.

4. Subject to Sanitary Sewer and/or Storm Water Drainage Easement of record in Book 11584, Page 958, said Register's Office.

5. Subject to the covenant contained in the Quitclaim Deed of record as Instrument no. 20000525-0052240, said Register's Office.

6. Subject to the Restrictive Covenants of the Metropolitan Development and Housing Agency Five Points Redevelopment Project Area of record as Instrument No. 20050310-0026488, said Register's Office.