BILL GARRETT, Davidson County
Trans:T20120081200 DEEDWARR
Recvd: 10/25/12 14:05 6 pgs
Fees:33.00 Taxes:6290.00
20121025-0097994

THIS INSTRUMENT PREPARED BY: ALLEN D. LENTZ **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00. Affiant Subscribed and sworn to before me this 25th day of October, 2012. Notary Public My Commission Expires: 5-28-2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
White Front Garage Partners, LLC 421 Church Street Nashville, TN 37219	SAME	093-02-4-00700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSA EISENSTADT, ARTHUR G. EISENSTADT AND RICHARD I. EISENSTADT, AS SUCCESSOR TRUSTEES OF THE EVA G. BLOCK TRUST u/w dated December 28, 1979**, hereinafter called the Grantors, have

bargained and sold, and by these presents does transfer and convey unto **WHITE FRONT GARAGE PARTNERS, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, as described as follows:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of Nashville, not of record, described as follows:

BEGINNING on the westerly margin of Second Avenue North, formerly Market Street at a point 60 feet from the intersection of Second Avenue North and Church Street; thence with the westerly margin of Second Avenue, North, northwardly 60 feet; thence westwardly 106 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley southwardly 60 feet; thence eastwardly 106 feet, more or less, to the beginning.

Being the same property conveyed to S. S. Block and wife, Eva Block by Installment Deed from Eddie Lewis and wife, Bernice R. Lewis, of record in Book 1581, Page 590, Register's Office for Davidson County, Tennessee, the said S. S. Block, being one and the same as Samuel S. Block, having died testate on April 8, 1961 as set forth in Will Book 74, Page 345 in the Probate Court for Davidson County, Tennessee, the said Eva Block, being one and the same as Eva G. Block, having subsequently died testate on February 9, 1986, her interest in the property thereby passing to Lewis M. Eisenstadt, Trustee, and his successors in trust, as set forth in her Will admitted to probate in Greenville County, South Carolina on February 28, 1986, and in Davidson County, Tennessee on April 18, 1986, Docket No. 78077 and of record in Will Book 154, page 221, in the Probate Court for Davidson County, Tennessee, the current Successor Trustees of said trust being Rosa Eisenstadt, Arthur G. Eisenstadt, and Richard I. Eisenstadt, as Successor Trustees of the Eva G. Block Trust u/w dated December 28, 1979, as evidenced by Certificate of Trust dated March 19, 2010, as of record as Instrument No. 20100408-0026676, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the City of Nashville, not of record, and more particularly described as follows:

BEGINNING at a point on the westerly margin of Second Avenue North and said point being 120.2 feet in a northerly direction from the northwesterly corner of the intersection of Church Street and Second Avenue North; thence from said point and along the westerly margin of Second Avenue North, North 32 degrees west 45.83 feet to a point in the westerly margin of Second Avenue North; thence south 58 degrees west 105.4 feet to a point in the easterly margin

of an alley; thence along the easterly margin of said alley, south 32 degrees east 47 feet to a point in the easterly margin of said alley; thence north 57 degrees 30 minutes east 105.4 feet to the point of beginning.

Being the same property conveyed to Sam Block and wife, Eva G. Block, by Installment Deed from Rosa Rothstein and husband, Morris Rothstein, of record in Book 2151, Page 632, Register's Office for Davidson County, Tennessee, the said Sam Block, being one and the same as Samuel S. Block, having died testate on April 8, 1961 as set forth in Will Book 74, Page 345 in the Probate Court for Davidson County, Tennessee, the said Eva G. Block having subsequently died testate on February 9, 1986, her interest in the property thereby passing to Lewis M. Eisenstadt, Trustee, and his successors in trust, as set forth in her Will admitted to probate in Greenville County, South Carolina on February 28, 1986, and in Davidson County, Tennessee on April 18, 1986, Docket No. 78077 and of record in Will Book 154, page 221 in the Probate Court for Davidson County, Tennessee, the current Successor Trustees of said trust being Rosa Eisenstadt, Arthur G. Eisenstadt, and Richard I. Eisenstadt, as Successor Trustees of the Eva G. Block Trust u/w dated December 28, 1979, as evidenced by Certificate of Trust dated March 19, 2010, as of record as Instrument No. 20100408-0026676, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this deed. The legal description herein is the same as the previous instruments of record.

This conveyance is made subject to:

1. Lease, not of record, with Central Parking System of Tennessee, Inc., as Lessee.
2. Right of way, if any, of the public alley and Second Avenue North, adjacent to the subject property
3. Matters shown on the survey of Barge, Waggoner, Sumner and Cannon, Inc. prepared for this transaction.

This is improved property known as **205-207 Second Avenue North, Nashville, TN 37201**.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed effective as of the 24th day of October, 2012.

Rosa Eisenstadt Trustee
Rosa Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosa Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2012.

Notary Public S.C.

My Commission Expires: 12-22-18

503529.1/200736

IN WITNESS WHEREOF, this instrument has been executed effective as of the 24th day of October, 2012.

Arthur G. Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979

STATE OF NORTH CAROLINA)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur G. Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of October, 2012.

Notary Public

Natalie J. Perkins

My Commission Expires:

My Commission Expires 03-28-2015.

Natalie J. Perkins NOTARY PUBLIC Wake County, N.C.

503529.1/200736

IN WITNESS WHEREOF, this instrument has been executed effective as of the 24th day of October, 2012.

Richard I. Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979

STATE OF NORTH CAROLINA)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard I. Eisenstadt, Successor Trustee of the Eva G. Block Trust u/w dated December 28, 1979, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of October, 2012.

Sally K. Puckett
Notary Public

My Commission Expires: 12/19/2015

SALLY K. PUCKETT NOTARY PUBLIC WAKE COUNTY, N.C.

503529.1/200736