BILL GARRETT, Davidson County
Trans:T20120097974 DEEDWARRSP
Recvd: 12/21/12 15:15 5 pgs
Fees:28.00 Taxes:17760.00
20121221-0118060

SPECIAL WARRANTY DEED

FROM: GEORGE GRUHN

TO: RUBLE SANDERSON and wife, BRENDA SANDERSON

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee, 37219

Address New Owners:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Ruble Sanderson and wife, Brenda Sanderson 415 Church Street, #3015 Nashville, TN 37219-1849	Same	93-6-3-082 93-6-3-083

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million Eight Hundred Thousand and No/100 Dollars ($4,800,000.00).

/Ruble Sanderson/
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of December, 2012.

Amy Monteroso
Notary Public

AMY MONTEROSO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

My Commission Expires: 3-8-16

FOR AND IN CONSIDERATION OF the sum of Four Million Eight Hundred Thousand and No/100 Dollars ($4,800,000.00) paid in a like kind exchange of property, the receipt and sufficiency of which are hereby acknowledged, GEORGE GRUHN ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto RUBLE SANDERSON and wife, BRENDA SANDERSON (together, "Grantee"), their successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"), to wit:

Land in Davidson County, Tennessee, being part of Lot 69 on the Original Plan of the Town of Nashville, not of record, and described as follows:

Beginning at the northwest intersection of Broad Street and Fourth Avenue North; thence with the westerly margin of Fourth Avenue North, northerly 129 1/2 feet to the southeast corner of the property conveyed to Eugene Rovegno, et al., of record in Book 931, page 524, Register's Office for said County; thence with said Rovegno's southern boundary line, westerly 80 feet; thence southerly 59 1/2 feet to a point in the northern boundary line of the property conveyed to R. Komisar, et al., of record in Book 972, page 55, said Register's Office; thence with Komisar's northern boundary line, easterly 31 feet 8 inches to said Komisar's northwest corner; thence with said Komisar's eastern boundary line, southerly 70 feet to the northerly margin of Broad Street; thence with the same, easterly 49 feet 8 inches to the beginning.

The foregoing Property is also described as follows:

Beginning at a found P.K. nail at the northwest corner of 4th Avenue and Broadway right-of-ways; thence with the right-of-way of Broadway South 62°17'13" West 49.67 feet to a point being the corner of Parcel 82 and Parcel 81 owned by Frank Neal and F. D. Shaver; thence leaving the right-of-way of Broadway North 27°40'06" West 69.97 feet to the rear corner common with Parcels #81, #82 and #83; thence with the rear of Parcel #81 South 62°19'44" West 31.13 feet to the corner of Parcels #80 and #83; thence North 27°40'16" West running with the property line between Parcels #80 and #83 North 27°40'16" West 59.89 feet to the rear of Parcels #80 and #83 in the side line of Parcel #84; thence with the side line of Parcel 84 and the rear line of Parcel #83 North 61°58'20" East 80.32 feet to the right-of-way of 4th Avenue at a found iron rod; thence with the right-of-way of 4th Avenue South 27°53'01" East passing over the common corner between Parcels #82 and #83 130.33 feet to the point of beginning.

The foregoing description was taken from the survey dated May 13, 1993 prepared by James L. Murphy, Jr. of Gresham, Smith and Partners, Registered Land Surveyor No. 5, whose address is 3310 West End Avenue, Nashville, Tennessee 37203, Project 15884.

Being the same property conveyed to George Gruhn by deed from Metropolitan Development and Housing Agency recorded in Book 8965, page 276, in the Register's Office of Davidson County, Tennessee; and being the same property conveyed to George Gruhn by deed from Nancy Lynne Gruhn recorded as Instrument No. 20020715-0085002, in said Register's Office.

This is improved property, known as 400-402 Broadway and 107 4th Avenue North, Nashville, Tennessee 37203.

This conveyance includes the building located on the Property and all related fixtures comprising the building systems such as plumbing, electrical and heating and air conditioning systems, together with all of Grantor's rights, title and interest, if any, in all easements, rights of way, appurtenances, rights, title privileges and interest appurtenant to the Property, but does not

include any other property owned by Seller located on the Property or used in the business known as Gruhn Guitars, Inc.

This conveyance is expressly made subject to the following numbered items (the "Permitted Exceptions"):

1. The lien for 2013 taxes.

2. Restrictive covenants running with the land of Metropolitan Development and Housing Agency and The Capital Mall Redevelopment Project recorded in Book 8421, page 587, in the Register's Office for Davidson County, Tennessee.

3. Development Agreement between George Gruhn and Metropolitan Development and Housing Agency recorded in Book 8965, page 281, said Register's Office.

4. Lease Agreement dated January 1, 2008, between Grantor, d/b/a Gruhn Guitars, and Central Parking System of Tennessee, Inc., which has this day been assigned by Grantor to Grantee.

5. Rights, if any, of the adjoining property owner to use party wall located on the western boundary of the Property.

6. The right of Grantor and Grantor's business, Gruhn Guitars, Inc., to continue to occupy the Property for up to two hundred forty (240) days after the date hereof under separate agreement with Grantee.

7. The restriction set forth below (the "Restriction").

The Restriction

The Property is conveyed by Grantor to Grantee subject to the following restriction on the use of the Property, without which Grantor would not have conveyed the Property to Grantee. The Property shall not be used for the sale of stringed musical instruments and/or related products of the type sold by Gruhn Guitars, Inc., an on-going business now owned by Grantor, for a period of seven (7) years after the date hereof. This restriction shall bind and encumber the Property and run with the land and shall bind Buyer, Buyer's heirs, successors and assigns, and anyone else using or occupying the Property during such seven (7) years period.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor has not encumbered or restricted the Property except by the Permitted Exceptions set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (except as to the Permitted Exceptions set forth above, to which this conveyance is expressly made subject), but not further or otherwise.

Grantor confirms that the Property is investment property that is not his or his wife's residence.

Mary Jane Gruhn, wife of George Gruhn, confirms that the Property is investment property that is not Grantor's or her residence, and she joins in the execution of this Deed to quitclaim whatever interest, if any, she may have in the Property including, without limitation, all her marital rights.

Witness my hand this 21 day of December 2012.

GRANTOR:

GEORGE GRUHN

MARY JANE GRUHN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, REBECCA L. CAREY, a Notary Public of said County and State, **George Gruhn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of December 2012.

REBECCA L. CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-18-14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, REBECCA L. CAREY, a Notary Public of said County and State, **Mary Jane Gruhn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of December 2012.

Notary Public

REBECCA L. CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-18-14