BILL GARRETT, Davidson County
Trans:T20120100134 DEEDWARR
Recvd: 12/31/12 15:54 5 pgs
Fees:28.00 Taxes:2867.50
20121231-0120909

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

24565-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Grand Avenue Limousine, LLC 186 North First Street Nashville, TN 37213	New Owner	Map 082-14 Parcels 048,049&052

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, TOM F. CONE, the hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GRAND AVENUE LIMOUSINE, 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:

Tract I: Being the western part of Lot No. D in Barrow's and Shelby's Addition of Edgefield, see Plan Book 14, Page 238, Register's Office for Davidson County, Tennessee. Said westerly part of Lot No. D fronts thirty-three and one-third (33 1/3) feet on the South side of Oldham Street, running back between parallel lines one hundred fifty (150) feet, more or less to a fifteen (15) foot alley.

Tract II: Being the easterly sixteen and two-thirds (16 2/3) feet of Lot D and the westerly sixteen and two-thirds (16 2/3) feet of Lot E in Barrow's and Shelby's Addition to Edgefield as of record in Book 14, Page 238, said Register's Office.
Tract III: Being the easterly thirty three and one third (33 1/3) feet on the South side of Lot E of Barrow and Shelby's Addition to Edgefield, now East Nashville, of record in Book 14, Page 238, said Register's Office. Said part of Lot E fronts thirty three and one-third (33 1/3) feet on the southerly side of Oldham Street and runs back between parallel lines with the westerly side of Oldham Street and runs back between parallel line with the westerly line of Lot F one hundred fifty (150) feet to an alley.

Tract IV: Land in Davidson County, Tennessee, being Lots A, B, C, and part of Lots D, N, O and P on the Barron and Shelby Plan, of record in Book 14, Page 238, Register's office for Davidson County, Tennessee, described as follows, including the alleys that were closed by Metro Council Bill No. 59-79:

Beginning at a point in the East line of North 1st Street, formerly White Creek Pike, said point being 81 feet northwesterly in the right angles from a point in the center line of the North Bound Main Track of the Louisville Division of the Railroad of the Grantors opposite valuation station 2372-17.32 which 1335.68 feet measured northeastwardly along the center line of the North Bound Main Track from the Mile

Post 185 from Louisville, Kentucky; thence in a northeasterly direction 81 feet northwestwardly from and parallel to said center line of North Bound Main Track a distance of 264.13 feet to a point in the property line between the Grantor and Thomas McGrath; thence in a westerly direction forming an interior angle 31 degrees 44' and along said property line a distance of 36.58 feet to a point in the property line between the Grantor and Thomas McGrath; thence in a northerly direction along said property line a distance of 150 feet to a point in the South line of Oldham Street 262 feet to the intersection of the South line of Oldham Street with the East line of North 1st Street; thence in a southerly direction along the East line of North 1st Street forming an angle of 75 degrees 50' with the South line of Oldham Street a distance of 297.78 feet to the point of beginning, containing 1.247 acres, more or less.

Tract V: Being the front or northerly part of Lot F on Barrow and Shelby's Plan of Lots in Northeast Nashville, formerly Edgefield, as of record in Book 14, Page 238, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the southerly margin of Oldham Street at the corner of Lots E and F on said plan; thence southerly with the line between said two Lots, 141 feet, more or less, to the northerly line of the right-of-way of the Louisville and Nashville Railroad; thence with said line northeasterly fifty six and one-third (56 1/3) feet, more or less, to the line between Lots F and G; thence with said line, northerly one hundred fifteen (115) feet, more or less, to the southerly margin of Oldham Street; thence with the southerly margin of said street, westerly ninety (90) feet, more or less, to the point of beginning.

Tract VI: Beginning at the Northeast corner of Parcel 48 as described by Deed recorded in Deed Book 4896, Page 63, Register's Office for Davidson County, Tennessee, said point located in the South right-of-way line of Oldham Street (a 60.4 feet wide Right-of-way); thence proceed South 83° 18' 00" East along said South right-of-way line of Oldham Street, a distance of 190.39 feet to an iron rod; thence proceed South 64° 49' 00" West along a line 32.85 feet from and parallel with the centerline of the existing Southbound Main Track, a distance of 222.86 feet to a an iron rod at the Southeast corner of said parcel 48; thence proceed North 06° 08' 00" East along the east line of said parcel 48, a distance of 117.73 feet to the point of beginning and iron rod, containing 0.257 acre, more or less.

Tracts I, II and III: (116 Oldham St.) Being all of the same property conveyed to Tom F. Cone, a one-half undivided interest and to C.W. Cone and wife, Sue Fite Cone, a one-half undivided interest by Deed dated 9/12/66 from Eleanor Ottenville Strickland, etal, of record in Book 4059, Page 120 and the said C. W. Cone and wife Sue Gran Cone further conveyed their one-half undivided interest to Tom F. Cone by Installment Deed dated 1/28/72 of record in Book 4573, Page 4573, Page 717, said Register's Office. Sue Fite Cone and Sue Gran Cone, being one and the same person.

Tract IV: (195 N. 1st St.) Being all of the same property conveyed to C.W. Cone and wife, Sue Gran Cone by Deed dated 12/15/59 from Zeb Mattox and wife, Minnie M. Mattox of record in Book 2997, Page 557, Register's office for Davidson County, Tennessee. The said C.W. Cone and wife Sue Gran Cone further conveyed a one-half undivided interest to Tom F. Cone by Deed dated

1/28/64 of record in Book 3676, Page 445 and the remaining one-half undivided interest by Installment Deed dated 1/28/72 of record in Book 4573, Page 4573, Page 717, said Register's Office.

Tracts V & VI: (118 Oldham St.) Being all of the same property conveyed to Tom F. Cone by Deeds from Spivack Bros. Co., Inc. of record in Book 4896, Page 63, dated 3/13/75 and from Seaboard System Railroad, Inc., a Virginia corporation of record in Book 6723, Page 446, said Register's Office, dated 10/15/85.

This improved & unimproved commercial property is also known as 195 North First Street, 116 & 118 Oldham Street, Davidson County, Nashville, Tennessee.

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 it 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 does further covenant and bind itself, its successors 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 as of the 31 day of December, 2012.

Tom F. Cone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named TOM F. CONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of December, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me this
31st day of December, 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. (All taxes due and payable will be paid as of the closing date).

2. All tracts are subject to all matters on the Plan of record in Deed Book 14, Page 238, Register's Office for Davidson County, Tennessee.

3. (Tracts I-IV)Subject to a 15 foot alley that was dedicated by Metro Council Bill No. 59-79.

4. (Tracts I-IV) Subject to title to that portion of the premises embraced within the bounds of the Chartered Railroad right-of-way.

5. (Tracts I-III) Subject to the use for the public for sidewalk purposes as stated in in Deed in Book 1453, Page 348, said Register's Office.

6. (Tracts V & VI) Subject to perpetual communication easements reserved and granted in the Deed of record in Book 6723, Page 446, said Register's Office.

7. (Tracts V & VI) Subject to the license agreement granted to the City of Nashville, Tennessee by Louisville and Nashville Railroad Company, now Seaboard System Railroad, Inc., dated 1/3/53, covering the installation and maintenance of an overhead power line as stated in the Deed of record in Book 6723, Page 446, said Register's Office.

8. (Tracts V & VI) Subject to the rights of the public in and to any charter right-of-way for railroad purposes.

9. (All Tracts) Subject to all matters depicted on the survey prepared by Campbell, McRae & Associates Surveying, Inc., John Hood, TN RLS #1838, dated December, 2012.