GENERAL WARRANTY DEED

TO:	Stephen Dambach and wife, Karen Dambach	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 150 3rd Avenue South, Suite 1100 Nashville, TN 37201
FROM:	Ralph Ed Bailey	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Stephen and Karen Dambach 2110 Albany Drive Franklin, TN 37067	Same	Map 93-14, Parcels 524, 527, and 528

BILL GARRETT, Davidson County
Trans:T20130021026 DEEDWARR
Recvd: 03/14/13 13:40 5 pgs
Fees:28.00 Taxes:2775.00
20130314-0025612

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $750,000.00.

Affiant

Sworn to and subscribed before me, this 12th day of March, 2013.

Notary Public

ANNA M. EDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ralph Ed Bailey** (the "Seller") by these presents does transfer, sell and convey unto **Stephen Dambach and wife, Karen Dambach** (collectively, the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This improved property located at 937 6th Avenue South, Nashville, Tennessee 37203.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns,

against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 11 day of March, 2013.

SELLER:

Ralph Ed Bailey

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Before me, ANDY TILLERY, a Notary Public in and for the County and State aforesaid, personally appeared Ralph Ed Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in KNOX COUNTY, Tennessee, this 11 day of March, 2013.

Notary Public

My Commission Expires: 7/8/2014

ANDY TILLERY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL ONE - Map & Parcel 093-14-528.00

TRACT ONE

Land in Davidson County, Tennessee, being Lots Nos. 3 & 4 on the Map of Alexander Campbell and wife's Plan, as of record in Book 18, page 649, Register's Office for said County.

Said lots adjoin and front together 80 feet on the westerly side of 6th Avenue, South and run back between parallel lines 210 feet to an alley.

TRACT TWO

Land in Davidson County, Tennessee, between Lot No. 2 on the Map of Alexander Campbell and wife's Plan, as of record in Book 18, page 649, Register's Office for said County.

Said lot fronts 40 feet on the westerly side of 6th Avenue, South and runs back between parallel lines 210 feet to an alley.

All being the same property conveyed to Bailey-Martin & Associates by warranty deed of Matthews and Parks Inc. dated April 16, 1993 and of record in Book 8920, page 117, R.O.D.C., Tennessee, and being the same property conveyed to Ralph Ed Bailey and William Harold Martin, Sr., a 1/2 undivided interest each, by quitclaim deed of Bailey-Martin & Associates, Inc., of record in Book 9559, page 506, Register's Office for said County.

Being the same property conveyed to Ralph Ed Bailey by Donald R. Flowers by deed as to his one-half undivided interest of record in Instrument No. 20130306-0022402, Register's Office for Davidson County, Tennessee.

PARCEL TWO - Map & Parcels 093-14-527.00 and 093-14-524.00

TRACT ONE

Being part of Lots Nos. 7 ,8, 9 and 10 and a part of two alleys north and west as shown in A. Campbell and wife's plan of lots in South Nashville, as of record in Book 18, page 649, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Sixth Avenue South, being the Southeast corner of Lot 5 as shown on said plan, and being the northwest corner of New Oak Street and Sixth Avenue South; running thence southwardly along the north margin of New Oak Street to the right of way of the N.C. and St. L. Railroad; thence northwardly along the east margin of said right of way to the southwest corner of said Lot 5; thence along the southerly margin of said Lot 5, to the point of beginning.

TRACT TWO

Being Lot No. 5 in the plan of Alexander Campbell and wife, said Lot No. 5 fronts 40 feet on the west side of now Sixth Avenue, South and runs back westerly between parallel lines 200 feet to an alley.

Together with the portion of Alley No. 182 closed by Metro Council Bill 080-313.

All being the same property conveyed to William H. Martin and Ralph E. Bailey, as tenants in common, by Special Warranty deed of Jack A. Oman, Trustee, of record in Book 10691, page 666, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patrick L. O'Neal and wife, Lyn G. O'Neal, as to a one-half undivided interest by warranty deed of William Harold Martin, Sr., of record in Instrument No. 20051007-0121375, said Register's Office.

AND

Being the same property conveyed to Donald R. Flowers by warranty deed of Patrick L. O'Neal and wife, Lyn G. O'Neal as to their one-half undivided interest of record in Instrument No. 20090407-0081719, RODC, TN.

Being the same property conveyed to Ralph Ed Bailey by Donald R. Flowers by deed as to his one-half undivided interest of record in Instrument No. 20130306-0022402, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year of 2013, a lien, not yet due and payable.

2. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of Subject Property embraced within bounds of Alley No. 182, now closed by Metro Council Bill No. 080-313.