This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #25457-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Clay Sifford 2013 Marital Trust 3810 Bedford Avenue Suite 200 Nashville, Tennessee 37215	Same	Map 082-09-0 Parcel 458-00

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, the undersigned, SNEED FAMILY GENERAL PARTNERSHIP, a Tennessee general partnership, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN CLAIBORNE SIFFORD, Trustee of the CLAY SIFFORD 2013 MARITAL TRUST U/A/D DECEMBER 11, 2013, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, hereinafter referred to as the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

BEING the same property conveyed to the Sneed Family General Partnership, a Tennessee general partnership, as of record in Deed Instrument 20100923-0075893, Register's Office for Davidson County, Tennessee.

THIS is improved commercial property known as 1138 Second Avenue North, Nashville, Tennessee 37208.

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 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 B; 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 claiming by, through, or under the said Grantor.

BILL GARRETT, Davidson County
Trans:T20130106520 DEEDWARRSP
Recvd: 12/23/13 12:48 5 pgs
Fees:28.00 Taxes:4421.50
20131223-0129332

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 23rd day of December, 2013.

SNEED FAMILY GENERAL PARTNERSHIP, a Tennessee general partnership

By: _____ G.P.
William A. Sneed, Jr., General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM A. SNEED, JR., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of the SNEED FAMILY GENERAL PARTNERSHIP, a Tennessee general partnership, the within-named bargainor, and that he, as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

WITNESS my hand, at office, this 23rd day of December, 2013.

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,195,000.00.

Affiant

Subscribed and sworn to before me this
23rd day of December, 2013.

Notary Public
My Commission Expires: 2/13/17

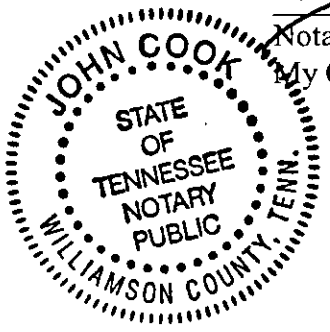


EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of W.G. Bush Subdivision, Section One, as of record in Book 5190, Page 627, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICIALLY EXCLUDED THEREFROM, is the following described property:

Being a right-of-way and easement in the Twentieth Civil District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing easterly right-of-way margin of Second Avenue North, and being a part of the William A. Sneed property as of record in Deed Book 8015, Page 334, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Right-of-Way: Beginning at a point in the existing easterly margin of Second Avenue North, said point being the northwesterly property corner of the aforementioned property, at the intersection of Madison Street and Second Avenue North;

Thence, leaving said point along a line, North 63° 00' 44" East, 10.04 feet, to a point;

Thence, leaving said point along a curve to the left having a radius of 10.00 feet, a central angle of 90° 12' 19" and an arc length of 15.74 feet, to a point;

Thence, leaving said point, North 27° 11' 36" West, 10.04 to a Point of Beginning.

Total right-of-way containing 21.64 square feet, or 0.0005 acres more or less.

BEING part of the same property conveyed to William A. Sneed by Deed dated December 19, 1989 from Wasco, Inc., a Tennessee corporation of record in Book 8015, Page 334. The said William A. Sneed died on January 3, 1997. The Last Will and Testament of William Anderson Sneed was probated in Will Book 210, Page 636, Probate Court Clerk's Office and of record in Book 10461, Page 592, Register's Office for said county; and further being part of the same property conveyed to The William A. Sneed Marital Deduction Trust U/W/O William A. Sneed, Patricia S. Sneed and Independence Trust Company, Co-Trustees by Quitclaim Deed dated July 24, 2000 from The Estate of William A. Sneed, Bank of Nashville, Executor of record in Instrument No. 20000726-0073998; and further being part of the same property conveyed to William A. Sneed, Jr., a one-fourth (1/4) undivided interest, as a tenant-in-common; Henry R. Sneed, a one-fourth (1/4) undivided interest, as a tenant-in-common; Sarah Sneed Jones, a one-fourth undivided interest, as a tenant-in-common; Patricia L. Sneed, a one-fourth (1/4) undivided interest, as a tenant-in-common by Quitclaim Deed dated August 9, 2010 from Independence Trust Company, Trustee of The William S. Sneed Trust Marital Deduction Trust U/W/O William A. Sneed of record in Instrument No. 20100811-0063525; and further being part of the same property conveyed to Sneed Family General Partnership, a Tennessee general partnership, currently comprised of William A. Sneed, Jr., Henry R. Sneed, Sarah Sneed Jones and Patricia L. Sneed by Quitclaim Deed dated September 10, 2010 from William A. Sneed, Jr., Henry R. Sneed, Sarah Sneed Jones and Patricia L. Sneed of record in Instrument No. 20100923-0075893, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2014, and all subsequent years' real property taxes.

(b) Matters shown on the Plan of record in Book 5190, Page 627, Register's Office for Davidson County, Tennessee.

(c) Easement to the City of Nashville for sidewalk purposes in Book 3369, Page 222, Register's Office for Davidson County, Tennessee.

(d) Right-of-Way and Easement to The Metropolitan Government as set out in the Deed in Book 8388, Page 686, Register's Office for Davidson County, Tennessee.

(e) Agreement for Grant of Easement for Conversation Greenway in Instrument No. 20070719-0086147, Register's Office for Davidson County, Tennessee.

(f) Matters shown on the ALTA/ACSM Land Title Survey of Tax Map 82-09, Parcel 458, prepared by R. Scot Cherry, TN R.L.S. #1512, Cherry Land Surveying, Inc., dated October 11, 2013, revised November 1, 2012, further revised December 3, 2013, Job #13187 CW.