BILL GARRETT, Davidson County
Trans:T20140002319 DEEDWARRSP
Recvd: 01/10/14 14:18 3 pgs
Fees:18.00 Taxes:1480.00
20140110-0002902

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

LISA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Truett Krutt
AFFIANT

Subscribed and sworn to before me, this 10th day of January, 2014.

Lisa Allen
Notary Public

My Commission Expires: 11-5-14

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Hite-Hite-Smith Partnership 210 Hill Avenue Nashville, TN 37210	SAME	Map 106-11 Parcels 9 & 10

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the undersigned, **W. Lee Corbett**, as Trustee of the **Burnham B. Dodge Revocable Trust,** created u/a/ dated November 17, 2000, as amended and restated May 4, 2006, (hereinafter called the **"Grantor"**), has bargained and sold, and by these presents does transfer and convey to **Hite-Hite-Smith Partnership**, a Tennessee General Partnership, (herein referred to as **"Grantee"**), its successors and assigns, forever, the following two tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Beginning at an iron pin in the Southwest corner of Tract No. 1 on the unrecorded survey of Turner Engineering dated January 8, 1981; thence along the common boundary between Tracts 1 and 2 as shown on said survey North 23 degrees 23 minutes 22 seconds East 266.10 feet to an iron pin; thence along the Westerly right-of-way of Interstate 40 South 2 degrees 25 minutes 58 seconds East 288.05 feet to an existing concrete monument in the Southeast corner of Tract 2; thence North 62 degrees 55 minutes West 52.2 feet to an iron pin; thence North 74

degrees 31 minutes West 74.00 feet to an iron pin being the point of beginning and containing 16,305 square feet or 0.374 acres, more or less, according to the survey of Turner Engineering dated January 8, 1981.

TRACT 2:
Beginning at an existing concrete monument in the Northeasterly margin of Hill Avenue as shown on the unrecorded survey of Turner Engineering dated January 8, 1981; thence along the said margin of Hill Avenue with a curve to the left having a radius of 204.05 feet a distance of 44.76 feet to an iron pin in said margin; thence along said margin of Hill Avenue North 76 degrees 30 minutes West 18.48 feet to an iron pin being the Southwest corner of Tract No. 2; thence along the common boundary between this tract and the Oliver Spence Property North 23 degrees 23 minutes 22 seconds East 296.97 feet to an existing R.O.W. Marker in the Northwest corner of Tract 2; thence South 65 degrees 42 minutes East 60.15 feet to an existing R.O.W. Marker; thence South 2 degrees 25 minutes 58 seconds East 41.64 feet to an iron pin; thence along the common boundary between Tracts 1 and 2 South 23 degrees 23 minutes 22 seconds West 266.10 feet to an iron pin in the Southeast corner of said Tract; thence North 74 degrees 31 minutes West 17.57 feet to an existing concrete monument being the point of beginning and containing 23,093 square feet or 0.530 acres, more or less, according to the survey of Turner Engineering dated January 8, 1981.

Being the same property conveyed to the Burnham B. Dodge Revocable Trust, created u/a dated 11/17/2000 of record as Instrument No. 20060410-0041194, Register's Office for Davidson County, Tennessee.

This is improved property known as 210 Hill Avenue, Nashville, Davidson County, 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 assigns, forever; and the Grantor further covenants and binds itself, its 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 claiming by, through or under Grantor, but not further or otherwise. 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.

This conveyance is made subject to the following exceptions:

1. Applicable building and zoning laws;

2. Real estate taxes not yet due and payable;

3. Tenants in possession under unrecorded leases, if any;

4. Matters shown on any survey of the property obtained by either party.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 10th day of January, 2014.

Burnham B. Dodge Revocable Trust

by: _____
W. Lee Corbett, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **W. Lee Corbett**, 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 Trustee of the **Burnham B. Dodge Revocable Trust**, the within named bargainor, a Tennessee revocable trust, and who acknowledged that as such Trustee, he executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS MY HAND, at office, this 10th day of January, 2014.

_____
Notary Public

My Commission Expires: _____

LISSA W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014