34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Olivia A. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 19 99

Kimberly B. Ladd G. Bruce
Notary Public

MY COMMISSION EXPIRES: 11-24-2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — KIMBERLY B. LADD G. BRUCE — DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 500, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lineberry Properties, Inc. (NAME)	Lineberry Properties, Inc. (NAME)	MAP 93 05-4
109 Eighth Avenue North (ADDRESS)	116 Lineberry Blvd., Ste. 301 (ADDRESS)	PARCEL 44.00
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Innovative Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lineberry Properties, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land with the improvements thereon lying in Nashville, Davidson County, Tennessee, on the west side of Eighth Avenue North, formerly North Spurce Street, fronting fifty feet thereon and running back westerly between parallel lines ninety feet and more particularly described as follows:

BEGINNING at a point in the west margin of Eighth Avenue North and the north margin of the private alley described in the deed recorded in Book 115, page 453, Register's Office for Davidson County, Tennessee; running thence westwardly with the north margin of said alley ninety feet to a point; thence northwardly and parallel with said Eighth Avenue North fifty feet to a point; thence eastwardly parallel with said alley ninety feet to said Eighth Avenue North; thence southwardly with said avenue fifty feet to the beginning.

For source of title reference is made to Book 10799, Page 585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 109 Eighth Avenue North, Nashville, Tennessee 37203
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 19th day of January 19 99

Innovative Properties, LLC

By:
Richard Davis, Chief Manager

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 JAN 20 PM 2:32
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

05388859

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Richard Davis and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Innovative Properties, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Richard Davis as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 19th day of January 1999.

My commission expires ~~February 27, 2001~~ 5-11-02

Delaina D. Davis
Notary Public

OFFICIAL SEAL
DELAINA D. DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires _____

5018 01/20 0101 03CHFCK 436.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11304 PAGE 545

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0538859

IDENTIF. & REFERENCE

99 JAN 20 PM 2:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	115000.00
CON TX	425.50
PRFEE	1.00
WDFEE	8.00
CFEE	2.00
TOTAL	436.50
CHECK	436.50

01/20/99 01 14:30 0001 5018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414445