50A ARC

0539853

IDENTIF. & REFERENCE

Map 61-11
Parcels 122 & 123

This Instrument Prepared By:
STOKES & BARTHOLOMEW, P.A.(RRCjr)
424 Church Street, Suite 2800
Nashville, Tennessee 37219-2386

99 JAN 22 PM 1:25

REGISTER
DAVIDSON COUNTY, TN.

Address New Owner/
Send Tax Bills to:

BOOK 11307 PAGE 847

Nashville Child Center, Inc.
4119 Gallatin Road
Nashville, Tennessee 37216

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SOLOMON & LEE II, LLC, a Tennessee limited liability company (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto NASHVILLE CHILD CENTER, INC., a Tennessee not-for-profit corporation (hereinafter the "GRANTEE"), its successors and assigns, those certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the Plan of I.C. McMahon's Subdivision, as shown on plat of record in Plat Book 6250, page 923, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Solomon & Lee II, LLC, a Tennessee limited liability company, by Deed of record in Book 11121, page 845, in the Register's Office for Davidson County, Tennessee.

Lot 1 is improved property known as 4119 Gallatin Road, Nashville, Tennessee and Lot 2 is improved property known as 1028 McMahon Avenue, Nashville, Tennessee..

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 21st day of January, 1999.

SOLOMON & LEE II, LLC

By: _____

Its: member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of SOLOMON & LEE II, LLC, a limited liability company, and is authorized by Solomon & Lee II, LLC or by its constituent to execute this instrument on its behalf.

WITNESS my hand, at office, this ___ day of January, 1999.

_____
Notary Public

My Commission Expires:

_____

BOOK 11307 PAGE 349

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Melba Maureen
AFFIANT

Subscribed and sworn to before me
this 21st day of January, 1999.

Melody E. Smith
Notary Public

My Commission Expires:

MELODY E. SMITH
NOTARY PUBLIC AT LARGE
DICKSON COUNTY

ODMA\PCDOCS\DOCS\814271

Exhibit A
(Title Exceptions)

1. Restrictions as contained in Book 1542, page 307 in the Register's Office, Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4767, page 282 in the Register's Office, Davidson County, Tennessee.

3. All matters shown on Plat recorded in Book 6250, page 923 in the Register's Office, Davidson County, Tennessee.

6062 01/22 0101 03CHECK 1277.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11307 PAGE 851

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

CAMT
340000.00
CON TX 1258.00
PRFEE 1.00
WDFEE 16.00
CFEE 2.00
TOTAL 1277.00
CHECK 1277.00
01/22/99 01 13:24 0001 6062

0539853
IDENTIF. & REFERENCE

99 JAN 22 PM 1:25
HILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415482