99 APR 15 PM 3:26
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

51.50

CJ 11807
IDENTIFICATION REFERENCE

This Instrument Prepared By:
WYATT, TARRANT & COMBS
Sam J. McAllester III
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

BOOK 11433 PG. 901

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
1816 LLC, a Tennessee Limited Liability Company 1220 McGavock Street Nashville, Tennessee 37203	**SAME**	**Map 92-16, Parcel 166**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **John Alan Thompson** ("Grantor"), has bargained and sold and do hereby transfer and convey unto **1816, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being part of Lot No. 139 on the Plan of the Boyd Home Tract, as of record in Book 231, page 39, Register's Office for said County, and described according to a survey made for A.S. Weinbaum, by John Wilkes, Civil Engineer, on January 13, 1993, as follows:
>
> Beginning at the northeast corner of Broad Street, and 19th Avenue, South, formerly Douglas Avenue; thence northwardly with the easterly margin of 19th Avenue, South, 184 feet to the southerly margin of an 11.5 foot alley; thence easterly with the same, 48 feet to the northwest corner of the Susan P. Hunter lot; thence southwardly with her westerly line, 169 feet to the northerly margin of Broad Street; thence with the margin of said street, westwardly 50.5 feet to the beginning.
>
> Being the same property conveyed to John Alan Thompson by deed from Metropolitan Equities, L.P., of record in Book 9863, page 400, Register's Office for said County.

3131 04/15 0101 03CHECK 2605.00

This is improved property known as 1816 Broadway, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except for 1999 real estate taxes which shall be prorated as of closing date but which Grantee agrees to assume.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Darlene B. Thompson, wife of John Alan Thompson, joins in the execution of this Warranty Deed for the purpose of conveying any interest, rights or claims she may have in or to the Property, for any reason, including as wife of John Alan Thompson.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ___ day of April, 1999.

BOOK 11433 PG. 905

John Alan Thompson

Darlene B. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $700,000.00.

1816, LLC

AFFIANT

Subscribed and sworn to before me, this 14th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: Oct 1, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sam J. McAllester, a Notary Public of this county, **John Alan Thompson**, the within named bargainor, 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.

WITNESS my hand, at office, this 14th day of April, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 1, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 11433 PG. 906

Personally appeared before me, Patti L Morris, a Notary Public of this county, **Darlene B. Thompson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of April, 1999.

Patti L Morris
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 10.21.2002

45104636.1
04/14/99 8:38 AM

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0574807

IDENTIFICATION REFERENCE

99 APR 15 PM 3:26

BILL GARRETT
DAVIDSON CO. TN.
REGISTER

BOOK 11433 PG. 907

CAMT
700000.00
CON TX 2590.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 2605.00
CHECK 2605.00

04/15/99 01 15:28 0001 3131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452099