291672
Box 35 4th

BOOK 11722 PAGE 703

THIS INSTRUMENT PREPARED BY:

Charles G. Cornelius
511 Union Street, Suite 2700
Nashville, Tennessee 37219

99 OCT 29 PM 1:37

REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD

06519940

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel #s: |
|---|---|---|
| JJD, LLC<br>431 Hamilton Ave.<br>Nashville, TN | Same | Map 105-6/Par. 312<br>06DA-19730 |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors, have this day bargained and sold, and do hereby transfer and convey to Grantee, **JJD, LLC,** a Tennessee Limited Liability Company, its successors and assigns, certain real property, described as follows, to wit:

Tract I:

Being Lot Nos. 1, 2, 3, 4, 5, 6 and 7 of Block 12 on the Plat of the subdivision of Block Nos. 4, 12 and part of 11 of the Hamilton Land, as of record in Plan Book 2, page 150, Chancery Court at Nashville.

Said Lot Nos. 1, 2, 3, 4, 5, 6, and 7 front together 350 feet on the southerly side of Hamilton Street and run back between parallel lines with the westerly margin of Hagan Street 167 1/2 feet to an alley.

Tract II:

Being Lot Nos. 8 and 9 of Block No. 12 on the Plat of a subdivision of Block Nos. 4, 12 and part of 11 of the Hamilton Land, as of record in Plan Book 2, page 150, Chancery Court at Nashville.

Said Lot No. 8 fronts 50 feet on the southerly side of Hamilton Street and runs back between parallel lines, 167 1/2 feet to an alley. Said Lot No. 9 fronts 70 feet on the southerly side of Hamilton Street and runs back 167 1/2 feet along the easterly right-of-way of the Louisville and Nashville, Railroad to an alley, measuring 52 1/2 feet thereon.

Being the same property conveyed to Grantors by deeds of record in Book 4497, Page 971, Book 4497, Page 973, Book 4497, Page 975, and Book 9196, Page 732, Register's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Sworn to and subscribed before me this 29 day of October, 1999.

Notary Public

My Commission Expires: 7-26-03

This is improved property known as 631 Hamilton Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns. Grantors covenant and bind themselves to warrant and defend the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons. This conveyance is subject to matters of record and the lien of taxes for 1999 to be paid by Grantee.

IN WITNESS WHEREOF, Grantors have executed this Deed on this 29th day of October, 1999.

Jane C Delony
Jane C. Delony Co-Trustee U/W of
Chase Delony

Patty L. Chadwell
Patty L. Chadwell

Patty Litton Delony
Patty Litton Delony Co-Trustee U/W of
Chase Delony

Jane C Delony
Jane C. Delony

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 29 day of October, 1999, before me personally appeared Patty L. Chadwell and Jane C. Delony, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 29 day of October, 1999.

Shirla A. Harris
Notary Public

My Commission Expires: 7-26-03

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Shirla A. Harris, notary public of this county, Jane C. Delony, Co-Trustee under the Last Will and Testament of Chase Delony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of October, 1999.

Shirla A. Harris
Notary Public

My Commission Expires: 7-26-03

STATE OF ILLINOIS )
)
COUNTY OF COOK )

BOOK 11722 PAGE 705

Personally appeared before me, Pamela L. Royal, notary public of this county, Patty Litton Delony, Co-Trustee under the Last Will and Testament of Chase Delony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 1999.

"OFFICIAL SEAL"
Pamela L. Royal
Notary Public, State of Illinois
My Commission Expires 03/10/2001

Pamela L. Royal
Notary Public

My Commission Expires: 3-10-2001

5534 10/29 0101 03CHECK 1809.50

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11722 PAGE 706

| | | |
|---|---|---|
| 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 |

0651940

REFERENCE

99 OCT 29 PM 1:37

REGISTER
DAVIDSON COUNTY, TN.

| | | | | |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 485000.00 |
| | | | CON TX | 1794.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 1809.50 |
| | | | CHECK | 1809.50 |
| 10/29/99 | 01 | 13:41 | 0001 | 5534 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1533294