Instr:200004240039972 Page: 1 OF 2
REC'D FOR REC 04/24/2000 9:57:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1757.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY WARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TLH Partnership (NAME)	SAME (NAME)	MAP 104-12
1911 - 21st Avenue South (ADDRESS)	(ADDRESS)	PARCEL 53
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(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, Hillsboro Village Properties, a TN general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TLH Partnership, a TN general partnership

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:

Land in Davidson County, Tennessee, being Lot No. 4 and the southerly 25 feet of Lot No. 3 on the Plan of Subdivision of Hamilton Parks of record in Plat Book 161, page 160, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to 21st Avenue Properties, a Tennessee general partnership by Quitclaim Deed from Heritage Group, Inc., of record in Book 7297, page 593, said Register's Office. 21st Avenue Properties, a Tennessee general partnership, converted to a Tennessee limited liability company (21st Avenue Properties, LLC) as evidenced by Articles of Conversion of record in Book 9944, page 379, said Register's Office. 21st Avenue Properties, LLC merged with Hillsboro Village Properties, LLC as evidenced by Certificate of Merger of record in Book 9946, page 685, said Register's Office, and was known as Hillsboro Village Properties, LLC. Hillsboro Village Properties, LLC has since merged into Hillsboro Village Properties, a Tennessee general partnership, as evidenced by Certificate of Merger dated December 28, 1999 and filed with the Tennessee Secretary of State's office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 160, said Register's Office; and (c) Certificates

CONTINUED

unimproved ( )
This is improved (X) property, known as 1911 - 21st Avenue South, Nashville, Tennessee 37212
(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 20th day of April, 2000

Hillsboro Village Properties, a TN general partnership

By:
H. Carlton Stinson, General Partner

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 _____.

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 H. Carlton Stinson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Hillsboro Village Properties the within named bargainor, and that he as such General Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership by H. Carlton Stinson, as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of April, 2000.

My commission expires _____ _____
Notary Public

JOHN GREGORY HARDEMAN NOTARY Exp.05/27/2001 PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

LEGAL DESCRIPTION CONTINUATION

of record in Book 9944, page 378, Book 9946, page 684 and Instrument #199912290308560, said Register's Office.