Instr:200006070056771 Page: 1 OF 3
REC'D FOR REC 06/07/2000 9:45:35AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1017.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Thomas B. Zaf — III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC 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
Village Partners (NAME)	SAME (NAME)	MAP 104-12
P. O. Box 121587 (ADDRESS)	(NAME) (ADDRESS)	PARCEL 52
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 Village Partners, 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:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lot No. 2 and the northerly one-half of Lot No. 3 as shown on the Final Plat of Subdivision of Hamilton Parks as of record in Plat Book 161, page 160, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Twenty First Avenue South (Public R.O.W. - Width Varies) that is 195.5 feet, more or less, from the interesection of said right-of-way and the northerly right-of-way line of Fairfax Avenue (60' Public R.O.W.); thence,

1. Leaving the westerly right-of-way line of Twenty First Avenue South, with a new line through Lot No. 3, north 86 deg. 15' 00" west a distance of 155.00 feet to an iron pin (set) in the easterly right-of-way line of Public Alley No. 815 (10' R.O.W.); thence,

2. With the easterly right-of-way line of said Public Alley No. 815, north 03 deg. 45' 00" east a distance of 75.0 feet to an iron pin (set) at the common westerly property corner between Lots 1 and 2; thence,

3. Leaving the easterly right-of-way line of the Public Alley with the common

CONTINUED

unimproved ( )
This is improved (X) property, known as 1909 - 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 6th day of June, 2000

Hillsboro Village Properties, a TN general partnership
By: H. Carlton Stinson
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 corporation, 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 corporation, by the said 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 6th day of June, 2000.

My commission expires _____

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

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

property line between Lots 1 and 2, south 86 deg. 15' 00" east a distance of 155.00 feet to an iron pin (set) on the westerly right-of-way line of Twenty First Avenue South; said pin being the common easterly property corner between Lots 1 and 2; thence,

4. With the westerly right-of-way line of Twenty First Avenue South, south 03 deg. 45' 00" west a distance of 75.00 feet to the Point Of Beginning and containing 11,625 square feet or 0.267 of an acre, more or less, as calculated by the above courses which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1992.

The above description was prepared from ALTA/ACSM Land Title Survey dated June 7, 1996 prepared for Cooper Brothers Land Company by Ragan Smith Associates, John O. Spry, Tennessee Registered Land Surveyor No. 727, 315 Woodland Street, Nashville, TN 37206.

Being the same property conveyed to Hillsboro Village Properties by deed from Cooper Brothers Land Company, a Tennessee general partnership composed of William P. Cooper, III, James H. S. Cooper and John N.P. Cooper of record in Book 10292, page 86, said Regitser's Office. Hillsboro Village Properties, LLC, a Tennessee limited liability company 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.

The above description is the same as that of the previous deed of record.

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