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Davidson County DEEDWARR
Recvd: 09/12/00 11:02 3pgs
Fees:15.00 Taxes:980.50
20000912-0090321

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX GRAY & DENNEN, PLLC
1620 AmSouth Center
Nashville, Tennessee 37238-1620

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Alan LeQuire **1222 Fourth Avenue North** **Nashville, TN 37202**	**SAME**	091-16-0-154.00 091-16-0-155.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **4304 Investment Group, a Tennessee general partnership (as to Tracts I and II) and Paul Heer, an individual, (as to Tract II)** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Alan LeQuire and wife, Andree LeQuire,** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tracts or parcels of land located in Davidson County, Tennessee, to-wit:

TRACT I:

Being Lots Nos. 209, 211 and 213, of Block No. 18, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Lots Nos. 209, 211 and 213 front together 75 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to 4304 Investment Group by Warranty Deed dated August 1, 1985, from Beverly Ann stark and Thomas L. Stark, wife and husband, of record in Book 6624, page 334, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Lots No. 205 and 207, of Block No. 18, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 205 and 207 front together 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to 4304 Investment Group and Paul Heer by deed dated July 31, 1995 from Mary Sadler, of record in Book 9745, page 460, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever.

Grantor further covenants with the Grantee and binds themselves, their successors, heirs and assigns, to warrant and forever defend the title thereto of said tracts or parcels of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 1st day of September, 2000.

GRANTOR:

4304 Investment Group

By: Robert J. Pflanzer

Its: General Partner

By: Paul Heer

Its: General Partner

GRANTOR:

Paul Heer

Paul Heer, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $265,000.00

AFFIANT

Subscribed and sworn to before me, this 1st day of September, 2000.

Thelma Thompson

NOTARY PUBLIC

My Commission Expires:

THELMA THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

SIGNATURE ACKNOWLEDGEMENT ON FOLLOWING PAGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On the 1st day of September, 2000, before me, the undersigned Notary Public, personally appeared Paul Heer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

NOTARY PUBLIC

My Commission Expires:
November 23, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the County and State aforesaid, personally appeared Paul Heer and Robert J. Pfleiger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be general partners of 4304 Investment Group, a Tennessee general partnership, the within named bargainor, and that they, as general partners of said partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as it's general partners.

Witness my hand, this the 1st day of September, 2000.

NOTARY PUBLIC

My Commission Expires:
November 23, 2000

Note: R. J. Pfleiger and Robert J. Pfleiger are one and the same person.