Prepared by:
WCG, Inc.
PO Box 90312
Nashville, TN 37209

LIMITED WARRANTY DEED

Send Tax Bills To:
New Owner Address:
Wade Avenue Limited Partnership
1200 Division St. #101
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAP 105-09 PARCEL 368
MAP 105-05 PARCEL 103

THIS INDENTURE made this **8th** day of **December**, 1999, by and between **Eric Ramirez**, (hereinafter referred to as "Grantor"), and **The Wade Avenue Limited Partnership**, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of **Ten** Dollars (**$ 10.00**) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell alien, convey and confirm unto the said Grantee, all that certain land situate in Davidson County, State of Tennessee, to wit:

Land in Davidson County, TN being Lot No. 16 and Lot No. 22, Block 8, on the Plan ov A.V. Jones Subdivision, of record in Book 57, Page 147, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul R. Shields and wife, Nelda P. Shields by deeds from Charles S. Hirshberg and wife, Dorothy W. Hirshberg of record Book 6002, page 199, and Book 6002, page 125, Register's Office for Davidson County , TN

Subject to easement of record in Book 4422, Page 719, and all matters shown on the plan of record, said Register's Office.

Being the same property conveyed to Eric Ramirez by deed from Paul R. Shields and wife, Nelda P. Shields of record Book 11227 page 968, Register's Office Davidson County, TN.

Said property also known as 1017 and 1030 Wade Avenue, Nashville, TN 37203

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

PICK-UP

Davidson County DEEDWARR
Recvd: 11/16/00 12:32 1pgs
Fees:11.00 Taxes:780.70
20001116-0113636

Witness (Seal)

Grantor: Eric Ramirez (Seal)

Grantor: (Seal)

Sworn to and subscribed before me of even date.

May 27 2001
Commission Expires

Notary Public

(SEAL)

CRAIG BAYMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 2000.

Deputy Register