Davidson County DEEDWARR
Recvd: 01/02/01 14:06 2pgs
Fees:11.00 Taxes:629.00
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BOX 44
415

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Stella Scott Hale **Affiant** Subscribed and sworn to before me, this 2nd day of January, 2001. Wesley D. Turner Notary Public My Commission Expires: 3/29/03

Address New Owner As Follows: HR Properties of Tennessee, LLC 1605 Tynewood Blvd. Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 116-2-B-75.00 CO Field Book No. 08DZ 78408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL NIXON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 93 on the Final Plat of Caldwell Close in Hill Place in Plat Book 9700, page 191, a revision of the Final Plat of Hill Place of record in Plat Book 7900, page 932, and the P.U.D. Boundary Plat of Hill Place of record in Plat Book 7900, page 913, as further amended by Surveyor's Certificate of Correction, of record in Book 9854, page 235, and as further amended in Book 10058, page 112, of record in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Michael Nixon by deed from Robert Hewitt Smith and Joan McCoy Smith, of record in Book 11391, page 862, and corrected and re-recorded in Book 11512, page 701, Register's Office for Davidson County, Tennessee.

This legal description is the same as the previous instrument of record. A new legal description was not prepared for this transaction.

The subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. All matters as shown on the P.U.D. Boundary Plat of Hill Place of record in Plat Book 7900, page 913, as amended on the Final Plat of Hill Place of record in Plat Book 7900, page 932, as further amended on the Final Plat of Caldwell Close in Hill Place in Plat Book 9700, page 191, as further amended by Surveyor's Certificate of Correction, of record in Book 9854, page 235, and as further amended in Book 10058, page 112, of record in the Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants, Conditions and Restrictions of record in Book 9645, page 85, as amended in Book 9658, page 19, as further amended in Book 10872, page 520, as further amended in Book 11548, page 57, Register's Office for said County.

This is improved property known as 539 Close Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of January, 2001.

Michael Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL NIXON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of January, 2001.

Notary Public

My Commission Expires: 3/29/03