This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 01/25/01 10:45 3pgs
Fees:15.00 Taxes:166.50
20010125-0007576

ADDRESS NEW OWNER:
Glover & Joslin Properties
1410 Lebanon Road
Nashville, Tennessee 37210

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **093-12-0**
GROUP
PARCEL **69.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Luis A. Alva, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Glover & Joslin Properties, a Tennessee partnership composed of M. Lawrence Glover and Vicki L. Joslin**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of lot numbered "two" (2) of the Fairfield Village Plan, or Addition, to Nashville, Tennessee, as recorded in Book 21, page 82, of the Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the north margin of Fillmore Street 65 feet and 8 inches east of the eastern margin of Fairfield Avenue; and running along Fillmore Street, eastwardly 34 feet and 4 inches to the western margin of Lot No. 3 in said plan; thence along the western line of said Lot No. 3, 170 feet to an alley; thence along said alley westwardly 31 feet and 4 inches to a point; thence in a southern direction 50 feet to a point; thence in a western direction three feet to a point; which is 34 feet and 4 inches west from Lot No. 3; thence in a southern direction 120 feet to the point of beginning.
>
> Being the same property conveyed to Luis A. Alva, unmarried by deed from Donald D. Nubia, Evelyn Jobe, Barbara Smith, Gwendolyn Smith and Harold Nubia, heirs at law of Gertrude McDonald dated September 26, 1995, of record in Book 9890, page 770, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 240 Hermitage Avenue, Nashville, Tennessee 37210.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real property Taxes for 2000, a lien now due and payable. Map 093-12-0, Parcel 69.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 21, page 82, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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 successors and assigns, forever; and,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 24th day of January, 2001.

Luis A. Alva

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Luis A. Alva, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of January, 2001.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $45,000.00.

Lawrence Glover
AFFIANT

Subscribed and sworn to before me on this 24th day of January, 2001.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004