Box 44

Davidson County DEEDWARR
Recvd: 08/01/01 09:30 3pgs
Fees:18.00 Taxes:881.71

20010801-0081315

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 $238,300.00. **Affiant** Subscribed and sworn to before me, this 31st day of July, 2001. Notary Public My Commission Expires: 3/29/03

Address New Owner As Follows: HR Properties of Tennessee, LLC 1605 Tynewood Drive Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 116-16-93 7DA 43070

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIOTT LEON STROMATT, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Wallace Subdivision-Part 1, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elliott Leon Stromatt, Jr., an unmarried man, by deed from M. Clark Spoden, a single person of record in Book 10013, page 663, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1049, page 546, Book 1165, page 411, Book 1361, page 140 and Book 1452, page 401, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1424, page 16, Register's Office for said County.

This is improved property known as 4113 Sneed Road, Nashville, TN 37215.

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 we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

BETH ANN STROMATT, wife of Elliott Leon Stromatt, Jr., joins in this conveyance to convey any interest she may have in subject property.

WITNESS my hand this 31st day of July, 2001.

ELLIOT LEON STROMATT, JR.

BETH ANN STROMATT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELLIOT LEON STROMATT, JR.**, 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 31st day of July, 2001.

Notary Public

My Commission Expires: 3/29/03

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 31st day of July, 2001.

Wesley D. Turner
Notary Public

My Commission Expires: 3/29/03

