# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/01 09:55 2pgs
Fees:13.00 Taxes:136.90

20011016-0112441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th Day of October, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/17/08

(AFFIX SEAL)

CONNIE R. GUNN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Curtiswood, LLC | New Owner | 93-15-318 |
| (NAME) | (NAME) | |
| 1008 2nd Ave S | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37210 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Home Finders, Inc.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Curtiswood, LLC** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 in the Nashville University Plan of Lots, described as follows:

BEGINNING in the western margin of Market Street at John Thompson's Northwest corner; running thence eastwardly with said Thompson's north line 90 feet; more or less, to the dividing alley between Market and LaFayette Streets; thence northwardly with said alley 30 feet, more or less, to Bowers Alley; thence along said last mentioned alley, westwardly 90 feet to Market Street; and thence southwardly with said Street, 30 feet to the place of beginning.

Being the same property conveyed to Home Finders, Inc. by Warranty Deed of record in Instrument No. 20011016-0112433, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants, easements and setback lines that are applicable to the subject property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is unimproved ( )
improved( X ) property, known as 1008 2nd Avenue South Nashville TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th Day of October, 2001.

**Home Finders, Inc.**

**BY:**
**John Lawson, Vice President**

**STATE OF TENNESSEE** **COUNTY OF RUTHERFORD**

Personally appeared before me, a Notary Public in and for said County and State, John Lawson with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President of Home Finders, Inc., the within-named bargainor, and that he/she as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Home Finders, Inc. by the said John Lawson as such Vice President.

**Witness my hand and official seal this the 10/12/2001.**

Notary Public

My Commission Expires: 11/17/02

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN