WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/01 15:23 2pgs
Fees:13.00 Taxes:1591.00

20011023-0115846

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 20 01

Notary Public

MY COMMISSION EXPIRES: ~~07/30/2008~~ 7-30-05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. JENNIFER S. DUNLAP

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray W. Hester	New Owner	MAP #93-13
(NAME) PO Box 943 ~~1501 Hawkins Street~~	(NAME)	PARCEL #338
(ADDRESS) Brentwood, TN 37024-0943 ~~Nashville, TN 37211~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IDE Enterprises, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray W. Hester, d/b/a Cornerstone Properties

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1 on the Plan of Edgehill Estates, Section Sixteen, as of record in Book 4350, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at an iron pin in the south margin of Hawkins Street, 400.8 feet west of the west margin of 14th Avenue South; thence South 82 deg. 08' East, 1.2 feet to an iron pin; thence with a curve with a radius of 50 feet, and a tangent of 186.6 feet, 130.9 feet to an iron pin, continuing with a curve with a tangent of 8.15 feet, a distance of 16.16 feet to an iron pin at the corner of Lots 49 and 50; thence with the line between said lots, South 9 deg. 19' West, 192.46 feet to an iron pin in the north margin of an alley; thence with said alley, North 82 deg. 08' West, 105 feet to a point; thence leaving said alley, North 9 deg. 19' East, 205 feet to the point of beginning.

BEING the same property conveyed to IDE Enterprises, LLC, a Tennessee limited liability company by Quitclaim Deed from Donald Everly, unmarried, of record in Book 10384, Page 484, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4220, Page 723; Book 4648, Page 893; Book 6236, Page 263, Register's Office for said County. This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book **

This is improved (X) unimproved ( ) property, known as 1499/1501 Hawkins Street, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 hand this 19th day of October, 20 01

IDE Enterprises, LLC

By: Carolyn Morgan

Carolyn Morgan, Chief Manager

**4350, page 114, said Register's Office.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Chief Manager respectively of IDE Enterprises, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of IDE Enterprises, LLC, by the said Carolyn Morgan, as such Chief Manager.

Witness by hand and official seal at office at Nashville, Tennessee, this 19th day of October, 2001.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.