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Davidson County DEEDWARR
Recvd: 03/01/02 14:19 2pgs
Fees:13.00 Taxes:185.00

20020301-0026241

THIS INSTRUMENT PREPARED BY:
Marcy S. Hardee
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 $50,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2002.

Notary Public

My Commission Expires: 9/24/05

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
SEG INVESTMENTS, L. P. 508 East Iris Drive Nashville, TN 37204	Same as new owner	Map No. 119-01-0 Parcel No. 114.00

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, **JAMES R. MALONE, AS EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF E. J. WILLIAMS,** SELLER, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SEG INVESTMENTS, L. P. A TENNESSEE LIMITED PARTNERSHIP,** BUYER, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 48 on the Plan of G. P. Rose's property on the Nolensville Pike, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

Said lot 48 fronts 53 feet on the easterly side of Sadler Street and runs back between parallel lines 150 feet to a dead line, being a part of the same property conveyed by The Tennessee Property

Company to The Nashville, Chattanooga & St. Louis Railway by deed recorded in Book 2039, page 1, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to E. J. Williams and wife, Vivian K. Williams by deed from The Nashville, Chattanooga & St. Louis Railway of record in Book 2043, page 549, Register's Office for Davidson County, Tennessee. Vivian K. Williams died leaving E. J. Williams surviving tenant by the entirety.
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. 2002 Metro 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 assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Damage of record in Book 4155, page 571, Register's Office for said County.

3. All matters as shown on the Plan of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

This is improved property known as 2208 Sadler Avenue, Nashville, TN 37210.

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 heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2002.

JAMES R. MALONE, AS EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. MALONE, AS EXECUTOR**, 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 28th day of February, 2002.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/24/05

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