Realty
484

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

Subscribed and sworn to before me, this 19th day of April, 2002.

Catherine R Vass

Notary Public
My commission expires: 05/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
TM Squared, LLC	Owner	106-03-0
1311 Elm Hill Pike		011.00
Nashville TN 37210		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Earl J. Looney, Jr. and wife, Cindy B. Looney**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TM Squared, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Third Civil District of Davidson County, Tennessee, being part of the Dower Tract on the Plan o f the Lands of Edward Trabue, as of record in Minute Book "I", Pages 190 and 191, of the United States Circuit Court at Nashville, described according to a survey made by Hal R. Swann, Jr., Surveyor, as follows:

Beginning on the southerly margin of Elm Hill Pike at the Northeast corner of the property conveyed to Major J. Gooch and wife, by deed from Catherine Carter White, et al., of record in Book 2445, Page 183, Register's Office for said County; thence, with said Gooch's easterly line southwardly 234.75 feet to an iron pin and post in the Keeling right of way line at the boundary of a railroad; thence, with the same eastward 85 feet to an iron pin and post at the southwest corner of the property conveyed to Herbert Cunningham and wife, by deed from Blanche Keeling of record in Book 3179, Page 619, Register's Office for said County; thence, with said Cunningham's westerly line northwardly 238 feet to the southerly margin of said Elm Hill Pike; thence with the same, westwardly 84 feet to the beginning.

Being the same property conveyed to Earl J. Looney, Jr. and wife, Cindy B. Looney by deed from Lee Greenwood, Inc., dated March 23, 1998, recorded in Book 10853, Page 603, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1311 Elm Hill Pike, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/02/02 14:19 2pgs
Fees:13.00 Taxes:1147.00
20020502-0054296

WITNESS my hand this 19th day of April, 2002.

Earl J. Looney, Jr.

Cindy B. Looney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Earl J. Looney, Jr. and Cindy B. Looney, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of April, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

