Davidson County DEEDWARR
Recvd: 05/20/02 12:50 4pgs
Fees:23.00 Taxes:1776.00
20020520-0061361

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
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 $480,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2002.

Notary Public

My Commission Expires: 1-29-05

Address New Owner As Follows:
HR Properties of Tennessee, LLC
1605 Tynewood Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
116-15-0-37

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, **CATHERINE P. BACHMANN WOOD, BY AND THROUGH HER CONSERVATOR STEPHANIE WOOD KEEFE, AND EDWARD D. HOLZAPFEL AND WIFE, MARY MARGARET HOLZAPFEL, INDIVIDUALLY, AND EDWARD D. HOLZAPFEL AND MARY M. HOLZAPFEL AS TRUSTEES OF THE HOLZAPFEL JOINT REVOCABLE TRUST AGREEMENT U/A/D AUGUST 24, 1999**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 7 on the Map of the Re-Subdivision of Royal Oaks, Section "B", as of record in Book 1424, page 89, Register's Office for Davidson County, Tennessee.

Said Lot fronts 200 feet on the westerly side of Royal Oaks Drive and runs back between parallel lines, 215 feet to a dead line.

Being the same property conveyed to Lana M. Bachmann, Catherine Bachmann, Philomena Bachmann, Theodore C. Bachmann, Edward D. Holzapfel and wife, Mary Margaret Holzapfel by

deed from Walter E. Stringfellow and wife, Willie H. Stringfellow, of record in Book 1734, page 595, Register's Office for Davidson County, Tennessee. The said Lana M. Bachmann having since died leaving Catherine P. Bachmann, Philomena E. Bachmann, Theodore C. Bachmann and Mary Margaret Holzapfel as her sole heirs at law. The said Theodore C. Bachmann and Philomena E. Bachmann having since died. The Will of Theodore C. Bachmann of record in Will Book 201, page 1, Davidson County Probate Court Clerk's Office devised his interest in the subject property to Philomena E. Bachmann. The Will of Philomena E. Bachmann of record in Will Book 1670-306248, Davidson County Probate Court Clerk's Office devised her interest in the subject property to Catherine P. Bachmann and Mary Margaret Holzapfel. Also being the same property described in the deed from Edward D. Holzapfel and Mary Margaret Holzapfel to Edward D. Holzapfel and wife, Mary M. Holzapfel, Trustees of the Holzapfel Joint Revocable Living Trust Agreement U/A/D August 24, 1999, of record in Book 11658, page 762, 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. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 89, Register's Office for said County.

3. Easement for Sanitary Sewer of record in Book 5787, page 148, Register's Office for Davidson County, Tennessee.

This is improved property known as 425 Royal Oaks Drive, Nashville, TN 37205.

This is not the principal place of residence of Catherine P. Bachmann Wood, one of the Grantors herein.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 15th day of May, 2002.

Stephanie Wood Keefe Conservator of Catherine P. Bachmann Wood

Catherine P. Bachmann Wood
by Stephanie Wood Keefe, her Conservator

Edward D. Holzapfel
Edward D. Holzapfel, Individually

Mary Margaret Holzapfel
Mary Margaret Holzapfel, Individually

Edward D. Holzapfel
Edward D. Holzapfel, as Trustee

Mary M. Holzapfel
Mary M. Holzapfel, as Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE WOOD KEEFE,** with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **CONSERVATOR,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of May, 2002.

Notary Public

My Commission Expires: 1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD D. HOLZAPFEL**, 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 15th day of May, 2002.

Notary Public

My Commission Expires: 1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY MARGARET HOLZAPFEL**, 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 15th day of May, 2002.

Notary Public

My Commission Expires: 1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD D. HOLZAPFEL,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **TRUSTEE,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of May, 2002.

Notary ~~Public~~

My Commission Expires: 1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY M. HOLZAPFEL,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **TRUSTEE,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of May, 2002.

Notary Public

My Commission Expires: 1-29-05