This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

Davidson County DEEDWARR
Recvd: 05/24/02 16:07 4pgs
Fees:23.00 Taxes:619.75
20020524-0063878

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
R. Keith Burress and wife, **Robbye L. Burress** **2637 Grandview Avenue** **Nashville, Tennessee 37211**	**SAME**	**119-09-004**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B Square Properties, LLC** (referred to hereinafter as "Grantor"), a Tennessee limited liability company, has bargained and sold and does hereby transfer and convey unto **R. Keith Burress** and wife, **Robbye L. Burress**, as tenants by the entireties (referred to hereinafter collectively as "Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as **2637 Grandview Avenue, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for (1) 2002 real estate taxes, which are being prorated at closing and assumed by Grantees; and (2) matters shown on the Plans of record in Book 421, page 153, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of May, 2002.

B Square Properties, LLC (Grantor)

By: W. Blake Brock

W. Blake Brock, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $167,500.00.

R. Kent Lemon

AFFIANT

Subscribed and sworn to before me, this 23rd day of May, 2002.

Cheryl N. Howell

NOTARY PUBLIC

My Commission Expires:

9/28/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **W. Blake Brock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of B Square Properties, LLC, a limited liability company, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee on this 23rd day of May, 2002.

Cheryl N. Howell
NOTARY PUBLIC

My Commission Expires:

9/28/02



EXHIBIT A

(PROPERTY DESCRIPTION)

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Map showing subdivision of the Hughes Residence Lot and a Subdivision of Lots Nos. 57, 58, 59, 60, 71, 72 and 73, including alley in rear of said lot in the Subdivision of Edenwold Park as of record in Book 421, page 153, Register's Office for said County, described as follows:

Beginning on the westerly margin of Grandview Avenue, formerly Marshall Avenue at the corner of Lots Nos. 2 and 3 and running thence with the westerly margin of said Avenue, Northwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the dividing line between Lots 3 and 4 in a southwesterly direction, 259 feet and continuing with said dividing line, westwardly 126 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of Lots 2 and 3; thence with the dividing line between said Lots 2 and 3 eastwardly 136.9 feet; thence continuing with said line, in a northeasterly direction 269.2 feet to the point of beginning.

Being the same property conveyed to B SQUARE PROPERTIES, LLC, by deed from PEACH TREE INTERIORS, L.L.C., of record as Instrument No. 200004250040658, said Register's Office.

This is the same description used on the prior deed of record.