WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/30/02

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

Return to:
[illegible] Title, Inc.
[illegible] Donelson Pike, Ste 201
Nashville, TN 37214
Ph. [illegible] Fax: (615) 383-7543

DANIEL L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Real Home Remedies Inc., a Tennessee Corporation	SAME	133-07-207.00
(NAME)	(NAME)	
4595 Dry Fork Rd	SAME	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	SAME	
(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, **Luther Thronebury and wife, Janice Thronebury**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Real Home Remedies, Inc., a Tennessee Corporation and Urban Real Estate and Development, LLC, a Tennessee Limited Liability Company**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 06/04/02 10:37 2pgs
Fees:13.00 Taxes:148.00
20020604-0067307

unimproved ☐

This is improved ☒ property, known as 161 Wheeler Avenue, 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 our/my hands this 5/30/02.

Luther Thronebury
Luther Thronebury

Janice Thronebury
Janice Thronebury

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Luther Thronebury and Janice Thronebury and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 5/30/02.

Commission expires:
5/20/06

DANIEL L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

EXHIBIT A

Being Lot No. 5 on the Plan of Farley Heights, Second Addition, as of record in Book 2330, page 100, Register's Office, Davidson County, Tennessee, described as follows:
Beginning in the southerly right of way of Wheeler Avenue at the common front corner of Lots 14 & 15 of said Farley Heights Second Addition:
Thence with the line between said lots, southerly 133.4' to a point in the northerly boundary of Parma Heights, Section 1, as of record in Book 2133, page 23, R.O.D.C.;
Thence with said Parma Heights the following two calls, S87deg. 24' E, 28.8' and S47deg. 56' E, 94.8' to the northerly margin of a railroad right of way;
Thence along said right of way, N40deg. 51' E, 39.3' to the common rear corner of Lots 15 & 16;
Thence with the line between said lots, northwesterly, 177.5' to the southerly right of way of Wheeler Avenue;
Thence with said right of way with a curve to the right whose radius is 35', a distance of 39.8' and continuing with a curve to the left whose radius is 36' a distance of 12.6 to the point of beginning.

Being the same property conveyed to Luther Thronebury and wife, Janice Thronebury, by Deed from Larry M. Reed and wife, Beverly T. Reed, dated 10/9/85, of record in Book 6678, page 689, Register's Office for Davidson County, Tennessee.