WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

H-0408

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gillian Welch and David T. Rawlings	NEW OWNER	083-09-0-187 and 190
(NAME)	(NAME)	
1011 Woodland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 BILLIE HELLER, RAYMOND HARRIS, AND LENNIE SORENSON, SUCCESSOR TO THE INTEREST OF THE SOLE GENERAL AND LIMITED PARTNER IN CHUKKER LIMITED PARTNERSHIP HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gillian H. Welch and David T. Rawlings, as joint tenants with rights of survivorship, 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 FOR LEGAL DESCRIPTION

Being the same property conveyed to Seymour Heller, Raymond Harris, Sanford M. Friedman and Edward Cobb by Installment Deed from Ernie's Record Mart, Inc., a Tennessee corporation of record in Book 5546, Page 468, re-recorded in Book 5561, Page 923, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Seymour Heller, Raymond Harris, and Edward Cobb by Quitclaim Deed from Sanford M. Friedman and his wife, Gloria Friedman of record in Book 6393, Page 880, said Register's Office. The said Edward Cobb , having since conveyed his right, title, and interest in said property to Chukker Limited Partnership, a Nevada limited partnership by Quitclaim Deed of record in Book 9243, Page 857, Register's Office for Davidson County, Tennessee.

DERIVATION CONTINUED ON ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 06/04/02 11:27 3pgs
Fees:18.00 Taxes:2590.00

20020604-0067381

unimproved ☒
This is improved ☐ property, known as 1011 Woodland Street, Nashville, TN 37206
(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 hands this 31st day of May, 2002.

Billie Heller
By S. Ralph Gordon
atty-in-fact

Seymour Heller BY S. RALPH GORDON, ATTORNEY IN FACT

Chukker Limited Partnership, a Nevada limited partnership, Lennie Sorenson, successor

By S. Ralph Gordon
atty-in-fact

BY S. RALPH GORDON, ATTORNEY IN FACT

Raymond Harris
By S. Ralph Gordon
atty-in-fact

Raymond Harris
BY S. RALPH GORDON
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared S. Ralph Gordon, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Billie Heller, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Billie Heller. Witness my hand and Notarial Seal this 31st day of May, 2002.

Dana Ashworth

Notary Public

My Commission Expires: 11/27/04

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared S. Ralph Gordon, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Raymond Harris, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Raymond Harris. Witness my hand and Notarial Seal this 31st day of May, 2002.

Dana Ashworth

Notary Public

My Commission Expires: 11/27/04

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared S. Ralph Gordon, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Lennie Sorenson, successor to the interest of the sole general and limited partner in Chukker Limited Partnership, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Lennie Sorenson, successor to the interest of the sole general and limited partner in Chukker Limited Partnership. Witness my hand and Notarial Seal this 31st day of May, 2002.

Dana Ashworth

Notary Public

My Commission Expires: 11/27/04

RETURN TO:

4698 Lebanon Road
Hermitage, Tennessee 37076

EXHIBIT A

Land in the 6th councilmanic district of Nashville, Davidson County, Tennessee, being part of lots 1-6 on the map of the subdivision of the Nashville investment company lots, Plat Book 57, Page 96, and lots B, C, part of D, and an alley on the map of resubdivision of lots 6-9 of Nashville investment company's lots, Plat Book 161, Page 8, Register's Office for said County and more particularly described as follows:

Beginning on a rail road spike in the east margin of South 10th Street, 54.88 North of the intersection of said South 10th Street and the north right of way of Woodland Street extended;

Thence along South 10th Street N 4 deg. 49' 11" W, 215.21 feet;

Thence N 53 deg. 59' 51" E, 23.73 feet to the south right of way of Clearview Avenue;

Thence along Clearview Avenue S 74 deg. 16' 44" E, 250.32 feet;

Thence S 21 deg. 25' 56" E, 91.03 feet to the north right of way of Woodland Street;

Thence along Woodland Street S 64 deg. 04' 32" W, 204.68 feet;

Thence N 26 deg. 32' 27" W, 51.17 feet;

Thence S 64 deg. 50' 07" W, 75.56 feet to the point of beginning, according to survey by John Kohl and Company, P.C., dated May 29, 2002.

Seymour Heller died October 9, 2001; pursuant to Last Will and Testament of Seymour Heller dated February 7, 1991, interest in the property was conveyed to The Heller Family Trust with power to hold property in the name of Billie Heller.

S. Ralph Gordon executes this instrument on behalf of Billie Heller pursuant to Power of Attorney of record in Instrument Number * _____, Register's Office for Davidson County, Tennessee.

* 20020604 0067378

S. Ralph Gordon executes this instrument on behalf of Raymond Harris pursuant to Power of Attorney of record in Instrument Number * _____, Register's Office for Davidson County, Tennessee

* 20020604-0067379

S. Ralph Gordon executes this instrument pursuant to Power of Attorney for Lennie Sorenson, successor to the interest of the sole general and limited partner in Chukker Limited Partnership of record in Instrument Number * _____, Register's Office for Davidson County, Tennessee

* 20020604-0067380