PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 06/20/02 09:41 2pgs
Fees:13.00 Taxes:31.45

20020620-0074480

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **June, 2002** between **JAMES P. WILLIAMS** , GRANTOR, and **P.T. DEVELOPMENT, LLC** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being part of lot No. 9 on the plan of Clifton, as of record in Book 21, Page 35, Register's Office for Davidson County, Tenn., described partly according to a Map of Richard S. West's Land in West Nashville, made February 15, 1945, by John Wilkes Surveyor, as follows:

Beginning at a point in the easterly margin of 39th Avenue, North, formerly Watson Street, said Point being the northwest corner of the property conveyed to William Ransom and wife, by deed of record in Book 1471, Page 559, Register's Office; thence with Ransom's northerly line, easterly 150 feet to a point; thence northerly parallel to 39th Avenue North 50 feet to a point; thence North 86 1/2 degrees West 150 feet to a point in the wasterly margin of 39th Avenue North;thence with the margin of the same, southerly 50 feet to the beginning.
Being the same property conveyed to James P. Williams by Quitclaim Deed from Lushion Williams of record in Instrument No. 199912280307428 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TAXES for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in Plan of record in Plat Book 21, Page 35; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

James P. Williams

JAMES P. WILLIAMS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES P. WILLIAMS** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **June, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

Name and Address of Property Owner:

P.T. DEVELOPMENT, LLC

Property Address:

610 39TH AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES:
03-26-05

Parcel #: Map 92 Group 9 Parcel 26 Field Book IIW - 83060

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$8,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **June, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES:
03-26-05