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| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $210,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 18th day of July, 2002.<br><br>Notary Public<br><br>My Commission Expires: 3/29/03 |

Davidson County DEEDWARR
Recvd: 07/19/02 10:13 3pgs
Fees:18.00 Taxes:777.00

20020719-0087097

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|---|---|---|
| Address New Owner As Follows:<br>HR Properties of Tennessee, LLC<br>1605 Tynewood Drive<br>Nashville, TN 37215 | Send Tax Bills To:<br>Same | Map-Parcel Number:<br>130-16-72.00 |

## 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, **KEITH PERRYMAN AND WIFE, ELIZABETH PERRYMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rebecca Johnston Subdivision Section One, as of record in Book 8250, page 925, Register's Office for said County, to which plan reference is made for a more complete description.

Together with all right, title and interest in and to the Sewer Easement of record as Instrument No. 20011212-0137272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Perryman and wife, Elizabeth Perryman, by deed from Michael Hartley and wife, Margery Hartley, of record as Instrument No. 20011212-0137273, Register's Office for Davidson County, Tennessee.

Grantors hereby retain a fifteen (15) foot public utility and drainage easement over the northerly fifteen (15) feet of the subject property.

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 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees 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 8250, page 925, Register's Office for said County.

3. Restrictions of record in Book 1727, page 39, Register's Office for Davidson County, Tennessee.

4. Sewer Easement of record as Instrument No. 20011212-0137272, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 2017, page 57, Register's Office for Davidson County, Tennessee.

6. Fifteen (15) foot public utility and drainage easement retained herein.

This is unimproved property known as Lot 1, Everett Drive, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 18th day of July, 2002.

Keith Perryman

Elizabeth Perryman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH PERRYMAN**, 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 18th day of July, 2002.

Notary Public

My Commission Expires: 3/29/03

187512.1

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH PERRYMAN**, 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 18th day of July, 2002.

Notary Public

My Commission Expires: 3/29/03

