WARRANTY DEED

R-COLD-02-0913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/3/04
(AFFIX SEAL)

LAURA SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Ruby Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Stupka, Inc.	New Owner (NAME)	
913 South 12th Street (ADDRESS)	(ADDRESS)	94-5-37
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE WOODROOF FAMILY TRUST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STUPKA, INC., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 120 on the Plan of Shelby Heights, Section 3 of record in Plat Book 3106, Page 12, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust by Deed dated January 22, 1987 and filed for record on January 23, 1987 in Book 7115, Page 912 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 913 South 12th Street, Nashville, Tennessee 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 my/our hand(s) this 19th day of July, 2002.

Mildred W. Davis, Trustee
The Woodroof Family Trust by Mildred W. Davis, Co-Trustee

Gloria W. Luttrell, Trustee
The Woodroof Family Trust , by Gloria W. Luttrell, Co-Trustee

Davidson County DEEDWARR
Recvd: 07/23/02 14:50 2pgs
Fees:13.00 Taxes:148.00

20020723-0088535

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named The Woodroof Family Trust , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2002.

My Commission Expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared Mildred W. Davis and Gloria W. Luttrell, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Trustees and ~~and~~ respectively of the Woodruff Family Trust the within named bargainor, ~~and that~~ and that they as such Co-Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mildred W. Davis and Gloria W Luttrell as such Co-Trustees.

Witness my hand and official seal at ~~office at~~ on this the 19th day of July, 2002.

My Commission Expires 5/30/07

Notary Public

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903