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

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **July, 2002** between **REUBEN H. LAWRENCE and GERTRUDE LAWRENCE, husband and wife** , 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 Lot No. 46 on the Map of L.C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 40 feet on the westerly side of 29th Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Reuben Lawrence by deed from Rufus Bronaugh and wife, Mae Helen Bronaugh of record in Book 6226, Page 85, 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 the Plat of record in Book 547, Page 102; Lien of record in Book 7341, Page 326; 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."

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.

REUBEN H. LAWRENCE
Signature of Seller

GERTRUDE LAWRENCE
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/25/02 12:38 2pgs
Fees:13.00 Taxes:22.20

20020725-0089330

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **REUBEN H. LAWRENCE and GERTRUDE LAWRENCE, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

P.T. DEVELOPMENT, LLC
414 UNION STREET, 6th FLOOR
NASHVILLE, TN 37239

Property Address:

723 29th AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

92-6

Parcel #: 320

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 **$6,000.00** 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.

Carmen Coats

Affiant

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

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE

RETURN TO:

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