BOK 58B

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Southern Home Developers, LLC 1133 Burlingame Court Antioch, TN 37013	Same	105-9-220 105-9-221

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Robert J. Shaub and Robert Brian Shaub, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Southern Home Developers, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, described as follows:

Parcel No. 1

Land in Davidson County, Tennessee, being a part of Lot 5 on the Plan of A. B. Hills Subdivision of the Plant Lands, as of record in Book 332, Page 65, Register's Office for said County, and being described according to a survey made by John Kohl, Surveyor, dated July 9, 1971, as follows:

Said part of said lot fronts 51.70 feet on the easterly side of 12th Avenue South and is described as beginning at a point in the easterly margin of 12th Avenue South, as widened, at a point 52.00 feet southerly from the southerly margin of Caldwell Avenue; thence leaving the margin of 12th Avenue South , South 83 deg. 15' East 140.62 feet to a point in the westerly margin of an alley; thence with the margin of the same, South 6 deg. 30' East 52.00 feet to a point; thence North 83 deg. 15' West 142.15 feet to a point in the easterly margin of 12th Avenue South; as widened, thence with the margin of the same North 4 deg 49' West 51.70 feet to the point of beginning.

Parcel No.2

Land in Davidson County, Tennessee, being Lot No.6 in A B. Hill's Subdivision of the Plant Lands, a plan of which is of record in Book 332, Page 65, Register's Office for said County.

Said Lot No. 6 fronts 52 feet on the easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back eastwardly between parallel lines, with the south margin of Caldwell Avenue 150 feet to an alley in the rear.

Both parcels being the same property conveyed to Robert J. Shaub and Robert

Davidson County DEEDWARR
Recvd: 09/03/02 16:10 3pgs
Fees:18.00 Taxes:407.00
20020903-0106176

Brian Shaub by deed from W. Blair Childrey, of record in Book 11111, Page 748 of the Register's Office for Davidson County, Tennessee.

This is improved property known as 2012 and 2014 12th Avenue, South, Nashville, Tennessee 37204.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 27th day of August, 2002.

ROBERT J. SHAUB

ROBERT BRIAN SHAUB

By: _____
ROBERT J. SHAUB, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert J. Shaub, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, both for himself and in behalf of Robert Brian Shaub as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 5-28-06

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this 27th day of August, 2002.

Notary Public

My Commission Expires: 5-28-06.