return to:

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076
03H-1430

Davidson County DEEDWARR
Recvd: 09/19/02 13:25 2pgs
Fees:13.00 Taxes:37.00
20020919-0114328

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **September, 2002** between **Ollie Holt** , 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:

Being Lots Nos. 5 and 6 in Block 2 on the Plan of the Fisk University Place, which plan is of record in Book 421, Pages 4 and 5, R.O.D.C., Tennessee. Said Lots Nos. 5 and 6 fronts 25 feet each on the west side of India Street, now called 32nd Avenue North, and both extend back between parallel lines 150 feet to an alley, showing on said alley 25 feet each.
Being the same property conveyed to Mary Murray and Shelby R. Larkin by deed of record Book 9712, Page 447, Quit Claimed to Ollie Holt in Instument # 20020318-0033455, and re-recorded in Instrument # 20020912-0111284
Registers Office fro Davidson County Tennessee.

This conveyance is subject to taxes for the year 2002 which have been prorated and assumed by grantee(s); any and all matters on the plan of record in Plat Book 421 Page 4; any and all easements, right of ways, setback lines,restrictions, zoning regulations, ect all of record in Regsiters 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.

Ollie Holt
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ollie Holt** , 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 and official seal at office in **DAVIDSON** County, this **6th** day of **September, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

P.T. DEVELOPMENT, LLC
811 32ND AVE. NORTH
NASHVILLE, TN 37209

Property Address:

811 32ND AVE. NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

Buyer PT Development
811 32nd Avenue North
Nashville TN 37209

Parcel #: map 92 - 5 - 286

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 **$10,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **September, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE