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Davidson County DEEDWARR
Recvd: 01/31/03 15:44 2pgs
Fees:13.00 Taxes:777.00
20030131-0013964

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2003. Notary Public My Commission Expires: 3/24/03

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
HR Properties of Tennessee LLC 1605 Tynewood Drive Nashville, TN 37215	SAME	Map 116-16-0-021.00 7DA 33100

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD EDMOND BOENSCH**, unmarried, hereinafter called the Grantor, has 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. 4A on the Resubdivision of Evergreen Heights, Lot 4 of Part 2, Lots 14 and 15 of Part I, of record in Book 4595, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Edmond Boensch by deed from Curtis Delp Givens, Jr., and wife, Donna L. Givens and Curtis D. Givens, of record in Book 7230, page 731, Register's Office for Davidson County, Tennessee.

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. 2003 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 Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1149, page 585 and Book 1333, page 139, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4595, page 83, Register's Office for said County.

This is improved property known as 4103 Copeland 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 I covenant with the said Grantee that I am 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 myself, my 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 person whomsoever.

WITNESS my hand this 31st day of January, 2003.

Richard Edmond Boensch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD EDMOND BOENSCH,** unmarried, 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 31st day of January, 2003.

Notary Public

My Commission Expires: 3/29/03

