WARRANTY DEED

FILE BOX 19B
03-5-002-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of May, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GILCHRIST INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP	"NEW OWNER"	105-02-0
(NAME) 927 8th Avenue South	(NAME)	103.00 & 332.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 05/30/03 16:08 2pgs
Fees:13.00 Taxes:980.50

20030530-0073376

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **REID AVENUE ASSOCIATES, JOINT VENTURE, CONSISTING OF THE LEWIS CHILDREN'S TRUST, VENTURE, A TENNESSEE JOINT VENTURE CONSISTING OF THE LEWIS CHILDREN'S TRUST AN IRREVOCABLE INTER VIVOS TRUST EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE AND JEFFERSON C. PENNINGTON, III**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GILCHRIST INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lots Nos. 16 and 17 & part of Closed Alley Nos. 401 & 402 on the Map of John Reid Home Place, of record in Plat Book 2, Page 3, of the Chancery Court at Nashville, and revised and corrected by Plan in Plan Book 2, Page 41, of the Chancery Court at Nashville, Tennessee. And by Bill No. 72-257 of the Council of Metropolitan Government of Nashville, Davidson County, Tennessee.

SAID lots adjoin and front together 106 feet more or less on the North side of Reid Avenue and runs back between lines, 149.3 feet more or less on the easterly line of Lot 17 and 164.9 feet more or less on the westerly line of Lot No. 16, along the easterly margin of an alley, to another alley in the rear, measuring 104.4 feet more or less thereon.

BEING the same property conveyed to Reid Avenue Associates, by Deed from Donald J. Levit, of record in Book 8763, Page 559, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 704 Reid Avenue, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 28th day of May, 2003.

REID AVENUE ASSOCIATES JOINT VENTURE, A TENNESSEE JOINT VENTURE CONSISTING OF THE LEWIS CHILDREN'S TRUST, AN IRREVOCABLE INTER VIVOS TRUST EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE AND JEFFERSON C. PENNINGTON, III

By: Delana Goins Oglesby, Trustee
Delana Goins Oglesby, Trustee

JEFFERSON C. PENNINGTON, III

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **DELANA GOINS OGLESBY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the TRUSTEE of **THE LEWIS CHILDREN'S TRUST, AN IRREVOCABLE INTER VIVOS TRUST EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE**, the within named bargainor(s), and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as such Trustee.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of May, 2003.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 3/31/07

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERSON C. PENNINGTON, III**, the bargainor, 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.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of May, 2003.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 03/31/07

Notary Public