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THIS INSTRUMENT PREPARED BY: ***Todd A. Bricker*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* Davidson County DEEDWARR Recvd: 06/10/03 15:06 2pgs Fees:13.00 Taxes:740.00 20030610-0080100	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $200,000.00.* *Affiant* Chief Mgr. *Notary Public* NOTARY PUBLIC AT LARGE Todd A. Bricker My Commission Expires May 28, 2006 STATE OF TENNESSEE *My commission expires:*

Name and Address of New Owner:

Parthanon Partners, LLC
509 Clematis Drive
Nashville, TN 37205

Send Tax Bills To:

New Owner

Street Address of Subject Property:

3161 Parthenon Avenue
Nashville, TN 37203

Map and Parcel:

104-2-92

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM T. HESSON AND WIFE, MARGRETT L. HESSON,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **PARTHANON PARTNERS, LLC,** a Tennessee limited liability company, hereinafter called "**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. 72 on the Revised Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William T. Hesson and wife, Barbara S. Hesson, by deed from L. F. Raby and wife, Ruby I. Raby, of record in Book 3936, page 638, Register's Office for Davidson County, Tennessee. The said Barbara S. Hesson having since died and the said William T. Hesson having since remarried.

The conveyance of the above described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated and assumed by Grantee;

2. Matters shown on plan of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee;

3. Easement for 10 inch sewer across premises shown as Sewer No. 265 on maps in the office of the City Engineer of the City of Nashville;

4. Restrictive Covenants contained in deed from West End Park to Stanley Norton, Trustee, dated October 6, 1920, filed December 3, 1920, of record in Book 560, page 483, Register's Office for Davidson County, Tennessee;

5. Subject to Urban Zoning Overlay of record as Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

This is improved property located at 3161 Parthenon Avenue, Nashville, TN 37203.

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 Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, its 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 our hands this 6th day of June, 2003.

William T. Hesson
WILLIAM T. HESSON

Margrett L. Hesson
MARGRETT L. HESSON

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 **WILLIAM T. HESSON AND WIFE, MARGRETT L. HESSON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:
