19489

Box 36

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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 15:07 2pgs
Fees:13.00 Taxes:888.00
20030610-0080102

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Christopher P. Miller chief mgr.
Affiant

Todd A. Bricker
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:

3163 Parthenon Avenue
Nashville, TN 37203

Map and Parcel:

104-2-93

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, **NANCY A. KIRKLAND AND HUSBAND, CLIVE J. GREGSON,** 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. 73 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 Nancy A. Kirkland, a married person, by Warranty Deed from Patricia K. Parrent, a single person, of record in Book 9423, page 34, Register's Office for Davidson County, Tennessee. To create an Estate by the Entirety, Nancy A. Kirkland conveyed subject property to Nancy A. Kirkland and husband, Clive J. Gregson, by Quitclaim Deed of record as Instrument No. 20020911-0110691, Register's Office for Davidson County, Tennessee.

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. Subject to Urban Zoning Overlay of record as Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and

4. 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 3163 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.

Nancy A. Kirkland
NANCY A. KIRKLAND

Clive J. Gregson
CLIVE J. GREGSON

BY: Nancy A. Kirkland
NANCY A. KIRKLAND, his Attorney-in-Fact
his 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, the within named **NANCY A. KIRKLAND,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she 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 TENN.

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

Todd A Bricker
NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named NANCY A. KIRKLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument as Attorney-in-Fact for CLIVE J. GREGSON a/ka CLIVE GREGON, as the free act and deed of the within named CLIVE J. GREGSON, said Power of Attorney of record as Instrument No. 20030610-0080101, Register's Office for Davidson County, Tennessee.

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

Todd A Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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

My commission expires:

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