Davidson County DEEDWARR
Recvd: 10/01/03 15:44 4pgs
Fees:23.00 Taxes:962.00
20031001-0145064

31B
BLCB
Kimm's

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Henry and Sarah Hood 241 54th Avenue North Nashville, TN 37209	Same	91-8-197, 91-8-198, 91-8-199, 91-8-200 91-8-201, 91-8-202, 91-8-214, 91-8-215 91-8-216, 91-8-217, 91-8-218, 91-8-219 91-8-220
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **4400 MICHIGAN, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys to **HENRY AND SARAH HOOD** ("Grantees"), their heirs, successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the year 2003, which have been prorated between the parties and assumed by Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2003.

Barbara Kimmins
Notary Public
My Commission Expires: 10/25/03

BARBARA KIMMINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

895411 v1
000032-000 09/24/03

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Executed this 25TH day of SEPTEMBER, 2003.

SELLER:

4400 MICHIGAN, LLC

By: Randy Darnell
Randy Darnell, Secretary/Treasurer

This is unimproved land located on Michigan Avenue, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, Barbara Kimmins the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Randy Darnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Secretary/Treasurer of 4400 Michigan, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary/Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary/Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25TH day of September, 2003.

Barbara Kimmins
Notary Public
My Commission Expires: 10-[illegible]-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. BARBARA KIMMINS

EXHIBIT "A"

Land in Davidson County, Tennessee, being further described as follows:

TRACT NO. 1: Being Lots Nos. 6, 7, 8, 11, 12 and 13 on the plan of Thomas D. Woodard's Resubdivision of the Lockhart property, in the 12th, formerly the 25th, Ward of the City of Nashville, not of record, described according to a survey made by Watkins & Murray, surveyors, September 1946, as follows:

Said lots Nos. 6, 7, 8, 11, 12 and 13 front 50 feet each on the northerly side of Michigan Avenue and run back between parallel lines 155 feet to an alley in the rear on which they measure 50 feet each. The southeasterly corner of said Lot No. 6 being 216.2 feet west of the westerly margin of 44th Avenue, North, as measured along the northerly margin of Michigan Avenue, the northeasterly corner of said Lot No. 6 being 195.8 feet west of the westerly margin of 44th Avenue, North, as measured along a 15 foot alley.

Included in the above, but specifically excluded therefrom are said Lots 6, 7 and 8 thereof.

TRACT NO. 2: Being Lot No. 9 on the Map of a Resubdivision by Thomas D. Woodard, not of record, of Lots Nos. 1 to 14 both inclusive of an unrecorded subdivision in the 25th Ward of the City of Nashville, known as the Lockhart property, and described according to a copy of a survey thereof made September 5, 1946, by Watkins & Murray, Surveyors, as follows:

Beginning at a point in the northerly margin of Michigan Avenue, at the corner of Lots Nos. 8 and 9, 366.2 feet west of the westerly margin of 44th Avenue North; thence with the line between said lots, northerly 155 feet to a point in the south margin of an alley, said point being 345.8 feet west of the westerly margin of 44th Avenue North; thence with the margin of said alley, westerly 50 feet to a point at the corner of lots Nos. 9 and 10; thence with the line between said lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

TRACT NO. 3: Being Lot No. 10 of the Thomas D. Woodard Subdivision of the Lockhart Property, not of record, as shown on Map made by Watkins & Murray, Surveyor, September 5, 1946.

According to said survey said Lot No. 10 fronts 50 feet on the northerly side of Michigan Avenue and runs back between parallel lines 155 feet to an alley.

TRACT NO. 4: Being Lot No. 14 on an unrecorded Map prepared by Watkins and Murray, Surveyors, of the property of Thomas D. Woodard, made September 5, 1946, being a re-subdivision of Lots Nos. 1 to 14, inclusive, on the Map of the subdivision of a Tract of land in the 12th, formerly 25th, Ward of the City of Nashville, not of record, known as the Lockhart Property, described as follows:

Beginning at a point in the north margin of Michigan Avenue 616.2 feet west of the westerly margin of 44th Avenue, North, at the corner of Lots Nos. 13 and 14; thence with the line between said two lots northerly 156 feet to the south line of an alley, said point being 595.8 feet west of the westerly margin of 44th Avenue, North; thence with the margin of said alley westerly 50 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same easterly 50 feet to the beginning.

TRACT NO. 5: Being Lots Nos. 2 and 3 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 2 and 3 adjoin and front together 50 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

TRACT NO. 6: Being Lots Nos. 4 and 5 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for said County.

Said Lots 4 and 5 adjoin and front together 50 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

TRACT NO. 7: Being Lots Nos. 6, 7, 8, and 9 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for said County.

Said Lots Nos. 6, 7, 8, and 9 adjoin and front together 100 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

TRACT NO. 8: Being Lots Nos. 12 and 13 of Block 3 on the Map of the East Extension of Plan No. 1, West Nashville, as of record in Book 421, page 1, Register's Office for said County. Said lots adjoin and front together 60 feet on the south side of Michigan Avenue and run back between parallel lines, lot No. 13 running back along the west margin of 45th Avenue North, 150 feet to an alley.

TRACT 9: Being Lot No. 1 in Block No. 3 in North Extension of Plan No. 1 which is of record in Book 421, page 1, R.O.D.C. Tennessee. Said lot No. 1 fronts 35 feet on the southerly side of Michigan Avenue and extends back southwardly between parallel lines and along the easterly margin of 5th Street 150 feet to an alley, showing on said alley 35 feet.

TRACT 10: Being Lot No. 10 in Block 3 and in the North Extension of Plan No. 1 of record in Book 421, page 1, of the Register's Office for Davidson County, Tennessee, said Lot No. 10 fronts 25 feet on the southerly side of Michigan Avenue and extends back southerly between parallel lines 150 feet to an alley and Lot No. 11 in Block No. 3, in the North Extension of Plan No. 1 which is of record in Book No. 421, page 1, R.O.D.C. Tennessee, said Lot fronts 25 feet on the southerly side of Michigan Avenue and extends back southwardly between parallel lines 150 feet to an alley.

Tracts No. 1 through 8 being part of the same property conveyed to 4400 Michigan LLC, a Tennessee limited liability company, by deed of record in Book 10638, page 214, said Register's Office. Tracts No. 9 and 10 being the same property conveyed to 4400 Michigan LLC, a Tennessee limited liability company, by deed of record in Book 10638, page 214, said Register's Office.