Davidson County DEEDWARR
Recvd: 10/03/03 15:17 2pgs
Fees:13.00 Taxes:1515.15

20031003-0146632

WARRANTY DEED

B-CBB-03-2714

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,500.00

C. P. Hall
Affiant

Subscribed and sworn to before me this 25th DAY OF September, 2003.

NOTARY PUBLIC AT LARGE (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 3/30/04

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HBS Real Estate Partnership	New Owner	
2714 Westwood Drive	(NAME)	118-02-225.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RON CHANCEY PRODUCTIONS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HBS REAL ESTATE PARTNERSHIP, A GENERAL PARTNERSHIP COMPOSED OF JEFFREY P. BRYANT, LAWRENCE P. SHORT, AND ANN P. HALL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 69 and the northerly 25 feet of Lot No. 70 in the Plan of George I. Waddey's Subdivision of Westwood, which plan is of record in Book 3332, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 69 and the northerly half of Lot No. 70 front together 75 feet on the easterly side of Seventh Avenue, South, extended, and run back eastwardly between parallel lines 180 feet to an alley in the rear.

Being the same property conveyed to Ron Chancey Productions, Inc. by Trustee's Deed from Jeffrey King, successor Trustee as of record in Book 8809, Page 876, Register's Office for Davidson County, Tennessee, executed on December 9, 1992 and filed for record on December 9, 1992.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2714 Westwood Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this 25th day of September, 2003.

Ron Chancey Productions, Inc.

By : Ron Chancey

Title : Pres.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared Ron Chance, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the Ron Chance Productions the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ron Chance.

Witness my hand and official seal at Nashville, TN on this the 25 day of September, 2003.

Laura Shoun
NOTARY PUBLIC

My Commission Expires: 5/30/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903