# WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 10/17/03 10:20 2pgs
Fees:13.00 Taxes:118.40

20031017-0153925

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

G-1707-F

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tony Clouse | Tony Clouse | Map 71 |
| (NAME) | (NAME) | |
| 2, 4 & 6 Ligon Avenue | 134 Hills Hollow Rd | Group 14 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Goodlettsville TN 37072 | Par 326, 327, 328 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Caesar Holding, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Clouse

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1 - This is improved property known as: 2 LIGON AVENUE, NASHVILLE, TN 37207 - MAP 71-14, PARCEL 326

Land in Davidson County, Tennessee, being Lot No. 43, Block "A". East View Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot fronts 44 feet 6 inches on the north side of Ligon Avenue and runs back 120 feet on the west line and 120 feet 6 inches on the east line along the west margin of a 10 foot alley, to a dead line in the rear on which it measures 48 feet 3 inches.

TRACT 2 - This is improved property known as: 4 LIGON AVENUE, NASHVILLE, TN 37207 - MAP 71-14, PARCEL 327

Land in Davidson County, Tennessee, being Lot No. 42 of Block "A", East View Subdivision of the Shwab property, a Plan of which is of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 50 feet on the northerly side of Ligon Avenue, and runs back between parallel lines a distance of 120 feet to a dead line.

TRACT 4 - This is unimproved property known as: 6 LIGON AVENUE, NASHVILLE, TN 37207 - MAP 71-14, PARCEL 328

Land in Davidson County, Tennessee, being Lot No. 41 of Block "A" on the Plan of East View Subdivision of the Shwab property, as of record in Book 547, Page

CONTINUED

This is unimproved ( ) improved ( ) property, known as 2, 4 & 6 Ligon Avenue, Nashville, TN 37207
(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 GRANTEES, their heirs 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 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 hand this 13th day of October, 2003

Caesar Holding, LLC
By: Michele K. Myers, chief manager
Michele K. Myers, Chief Manager



DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michele K. Myers and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the Chief Manager and _____ respectively of the Caesar Holding, LLC the within named bargainor, and corporation, and that _____ as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michele K. Myers as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 13th day of October, 2003.

My commission expires 09-22-07

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bertie J Whitaker
Notary Public

LEGAL DESCRIPTION CONTINUATION

64, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Caesar Holding, LLC, a Tennessee limited liability company by deed from Michele K. Myers, Executrix of the Estate of Patricia Ann Mooney of record in Instrument No. 200303040027926, Register's Office for Davidson County, Tennessee.