Davidson County DEEDWARR
Recvd: 10/29/03 11:10 3pgs
Fees:18.00 Taxes:289.71

20031029-0159189

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Northridge Properties LLC	New Owner	Map 105-4
1043 Pleasant Valley Road		Parcel 261
Greenbriar, TN 37073		11702 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **J. E. Cambridge, Trustee, VR-A Land Trust and Karen A. Hawkins** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Northridge Properties LLC, a Tennessee Limited Liability Company** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots No. 16 and 17 in the resubdivision of Old Fairground, the plan of which is recorded in Book 21, page 116, Register's Office for Davidson County, Tennessee, and being Lot 34 in the Rain's Subdivision plat, not of record, described as follows:

Beginning on the easterly margin of East Hill Street at a point 95 feet northerly from the northerly margin of North Hill Street, at the corner of Lots 34 and 35; thence with the easterly margin of said East Hill Street, northerly 66.4 feet to an alley; thence with the southerly margin of said alley, easterly 191.3 feet on the westerly margin of an alley; thence with said last named alley, southerly 65.05 feet to the corner of said Lots 34 and 35; thence westwardly with the line between said lots 182.86 feet to the beginning.

Being the same property conveyed to J. E. Cambridge, Trustee VR-A Land Trust, by deed of record in Book 8881, page 819, said Register's Office. Karen A. Hawkins is joining into this instrument to convey any interest she may have in the above described real property, particularly any interest she may have as a devisee under the Last Will and Testament of John Alexander Crawford.

This instrument is being executed on behalf of J. E. Cambridge pursuant to a Power of Attorney executed by her, which is being recorded simultaneously herewith.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 1216 Lewis Street, Nashville, TN 37210.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $78,300.00.

Affiant

Subscribed and sworn to before me this 27th day of October, 2003.

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of October, 2003.

J. E. Cambridge, Trustee VE-A
J. E. Cambridge
by: Ralph W. Mello, Attorney in Fact

Karen A. Hawkins
by: Shay Hawkins, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of October, 2003, before me personally appeared Ralph W. Mello, to me know to me known to be the person who executed the foregoing instrument on behalf of J. E. Cambridge and who acknowledged that he executed the same as the free act and deed of said J. E. Cambridge.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2003.

NOTARY PUBLIC

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of October, 2003, before me personally appeared Shay Hawkins, to me known to be the person who executed the foregoing instrument on behalf of Karen A. Hawkins and who acknowledged that they executed the same as the free act and deed of the said Karen A. Hawkins.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of October, 2003.

NOTARY PUBLIC

BARBARA KEMPF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/03