WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/03 14:20 2pgs
Fees:13.00 Taxes:5272.50

20031105-0162505

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

FRED RUSSELL HARWELL
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Griffin	John W. Griffin	93-14-566
(NAME)	(NAME)	
909 Division Street	708 Berry Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37204	
(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, **RAM Consolidated Industries, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John W. Griffin**, 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:

BEING Lot No. 3 on the Plan of Edgehill Estates, Section 65, of record in Book 4460, Page 159, Register's Office for said County, Tennessee, and more particularly described according to an unrecorded survey prepared by Steven D. Delle, a registered land surveyor in the State of Tennessee, said surveyor being dated September 5, 2003, and identified as project #03126 in the records of Dale & Associates, the subject property having been described therein by metes and bounds as follows:

BEGINNING at an iron rod situated in the southerly margin of Division Street, said point also being the northeast corner of the South Central Bell Telephone Company of record in Book 4708, Page 480, R.O.D.C., TN;

Thence, along said road, S 81 degrees 46' 18" E, a distance of 98.93 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 20 degrees 12' 41", a radius of 570.00 feet, a tangent of 101.59 feet, a length of 201.07 feet, and having a chord which bears S 71 degrees 39' 58" E, a distance of 200.03 feet to an iron rod;

Thence, leaving said road, S 27 degrees 55' 51" W, a distance of 373.41 feet to an iron rod;

Thence, N 69 degrees 33' 54" W, a distance of 95.06 feet to an iron rod;

Thence, N 63 degrees 47' 47" W, a distance of 77.32 feet to an iron rod;

Thence, N 07 degrees 38' 30" E, a distance of 342.70 feet to the point of beginning and containing 85,943.129 square feet or 1.973 acres of land.

BEING the same property conveyed to RAM Consolidated Industries, Inc. of record in Book 5668, Page 794, said Register's Office.

This conveyance is subject to the following matters:

1. Taxes for 2003 and following years unless paid at closing.
2. Current lease of record in Book 11171, Page 565, RODC.
3. All matters shown on the Plan of Record in Book 4460, Page 159, RODC and the unrecorded survey dated September 3, 2003 as Project # 03126 prepared by Dale and Associates.

unimproved ☐

This is improved ☒ property, known as **909 Division Street, Nashville, TN 37203**

(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 31st day of October, 2003.

RAM Consolidated Industries, Inc.

By: _____
Tom J. Ritter, Asst. Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Tom J. Ritter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Asst. Secretary of RAM Consolidated Industries, Inc. the within named bargainor, a Tennessee corporation, and that he as such Asst. Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Asst. Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2003.

Commission expires:

JILL CONNORS NOTARY PUBLIC 47 LARGE DAVIDSON COUNTY TENN

Jill Connors
My Commission Expires
November 27, 2004

_____
Notary Public