WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/04 09:32 2pgs
Fees:13.00 Taxes:2775.00

20040129-0011033

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE [illegible] DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES:. 9-7-05

(AFFIX SEAL)

DAVID E. POUTON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Stallings, Jr., Trustee	Same	93-5-4-45
(NAME)	(NAME)	
435 Park Avenue		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **808 BROADWAY BUILDING, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. STALLINGS, JR., TRUSTEE UNDER AGREEMENT DATED NOVEMBER 30, 1999**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 165 on the original Plan of the Town of Nashville, not of record, described as follows:

BEGINNING on the northerly margin of Broadway, formerly Broad Street, at a point 45 feet ¾ inches West of the westerly margin of 8th Avenue North, as widened, the southwest corner of the Eliza G. Harris property, northwardly 80 feet to the southerly margin of an alley; thence with said alley, westwardly 38 feet ½ inch; thence southwardly 80 feet, more or less, to the northerly margin of Broadway; thence with the northerly margin of Broadway, eastwardly 37 ½ feet to the beginning.

Being the same property conveyed to 808 Broadway Building, LLC, by Warranty Deed from Maureen H. Smith filed of record August 18, 1999, in Book 11625, Page 64 , Register's Office of Davidson County, Tennessee.

Grantee assumes responsibility for county taxes for 2004, and subsequent years

unimproved ☐
This is improved ☒ property, known as 808 Broadway, 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 our hands this 26th day of January, 2004.

808 Broadway Building, LLC

By: [signature]
Mark Lineberry, Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of 808 Broadway Building, LLC, the within named bargainor, a limited liability company, and that such Mark Lineberry executed the foregoing instrument for the purpose therein contained, by personally signing the name of 808 Broadway Building, LLC as Manager.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of January, 2004.

Commission expires: 4-18-06

Notary Public

