This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
H J L , L.P.
P.O. Box 140510
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 02/09/04 08:17 2pgs
Fees:13.00 Taxes:381.10
20040209-0015035

SEND TAX BILL TO:
Owner

MAP	**095**
GROUP	**02-0**
PARCEL	**088.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geneva H. Lindsey, a widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **H J L , L.P.**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County, described as follows;
>
> Beginning at a point in the northerly margin of June Drive, at the corner of Lots Nos. 48 and 49; thence with the line between said two lots, northerly 165 feet to a corner of Lot No. 50; thence with the line between Lots Nos. 50 and 48, northeasterly 44.2 feet to a corner of Lot No. 83; thence with the line between Lots Nos. 48 and 83, southeasterly 63.7 feet to a corner of Lot No. 84; thence with the line between Lots Nos. 48 and 84, southerly 154.8 feet to the north margin of June Drive; thence with the margin of the same westerly 90 feet to the point of beginning.
>
> Being the same property conveyed to Paul W. Lindsey and wife, Geneva H. Lindsey by deed from Arthur F. Dean and wife, Karleen Dean dated April 8, 1958, of record in Book 90, page 86, Register's Office for Davidson County, Tennessee. Paul W. Lindsey having since died, Geneva H. Lindsey being sole owner by right of survivorship.

This is improved property known as 2210 June Dr., Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2133, page 87, said Register's Office.
3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2133, page 87, Register's Office for Davidson County, Tennessee.

4. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of January, 2004.

Geneva H. Lindsey

Geneva H. Lindsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Geneva H. Lindsey, a widow**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2004.

Rebecca R. Waynick

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $103,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of January, 2004.

Rebecca R. Waynick

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007