Davidson County DEEDWARR
Recvd: 03/01/04 11:44 2pgs
Fees:13.00 Taxes:636.40

20040301-0022850

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Kevin Lawson	Primary Capital Advisors, LC	83-2
302 Chapel Avenue	2100 Riveredge Parkway Suite 950	GROUP
Nashville, Tennessee 37206	Atlanta, GA 30328	PARCEL 295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand dollars and Zero cents ($172,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John David Calhoun, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin Lawson and wife, Malissa Lawson, 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 parts of Lot Nos. 62 and 63 on the Map of Bransford Realty Company's Subdivision of Part of Lot No. 6 in Brownsville, being part of what is called Beaumont Place as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, described according to survey made by W.B. Southgate Surveyor, dated July 2, 1931; described as follows:

BEGINNING on the easterly margin of Chapel Avenue at the corner of Lot Nos. 62 and 63, being 54.0 feet 6 inches north of Locke Avenue; thence easterly 91.0 feet to the corner of a frame garage 5.0 feet north of the north line of Lot No. 62; thence easterly 73.0 feet; thence southerly 55.0 feet to Locke Avenue; thence easterly with same 95.0 feet to the westerly margin of an alley; thence with same northerly 110.0 feet; thence westerly 259.0 feet to Chapel Avenue; thence with same southerly 61 feet 6 inches to the beginning.

INCLUDED in the above description but EXCLUDED therefrom is that part of said lots conveyed to Mallernee Realty Company, Inc. by deed from Mrs. Mary Masters Patterson of record in Book 2293, page 589, said Register's Office. Said property was devised to Mrs. A. Morton Chelf by Will of Mrs. Mary Masters Patterson, deceased, of record in Will Book 87, page 14, County Court for said County.

BEING the same property conveyed to Steve E. Hancock, unmarried, and John David Calhoun, unmarried, as joint tenants with right of survivorship, by deed from Olan B. Mitchell and wife, Mary B. Mitchell, of record in Book 8212, page 346, Register's Office for Davidson County, Tennessee; the said Steve E. Hancock having since died.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 302 Chapel Avenue, Nashville, TN 37206

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 I do covenant with the said Grantees that I 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 I do further covenant and bind ourselves, my 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 27th day of February, 2004.

John David Calhoun

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John David Calhoun, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

