Davidson County DEEDWARR
Recvd: 03/05/04 08:36 3pgs
Fees:18.00 Taxes:325.60
20040305-0025152

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of February, 2004, by and between TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called Grantor, and NORMAN T. HYMER and SARA E. HYMER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, as Grantor, does hereby bargain, sell, transfer and convey unto NORMAN T. HYMER and SARA E. HYMER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1420 MCGAVOCK PIKE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

WALTER H. CARTER, AUTHORIZED PARTNER
SIGNATURE OF SELLER

PARTNERSHIP
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared WALTER H. CARTER, AUTHORIZED PARTNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this **27th** day of **February, 2004.**

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

NORMAN T. HYMER and SARA E. HYMER, HUSBAND AND WIFE

107 FANNIN DRIVE
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

1420 MCGAVOCK PIKE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-7 PARCEL 284

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **February, 2004.**

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

File # 04-7344

EXHIBIT 'A'

Land in Davidson County, Tennessee, Being in the 15th, formerly the 11th Civil District, described according to a copy of a survey thereof made by Z.J. Wilkinson, surveyor, dated November 26, 1951 and partly by a survey made by John B. Kohl, III, dated July 24, 1972, as follows:

BEGINNING at an iron pipe on the southerly margin of McGavock Pike or Williams Ferry Road as now located, said point being 25 feet south of the center line of said road in the easterly line of Lot No. 17 on the Plan of Waters Place, as of record in Book 332, page 136 and 137, Registers Office for Davidson County, Tennessee; thence with the easterly line of Lot No. 17 and Lot No. 28 of said Waters Place, south 32 degrees east 200 feet to an iron pin; thence north 58 degrees east 100 feet to an iron pin in the westerly margin Geneiva Drive; thence with said margin north 32 degrees west 200 feet to an iron pin in the southerly margin of Mcgavock Pike or Williams Ferry Road; thence with said margin south 58 degrees west 100 feet to the beginning.

Being the same property conveyed to TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from JERRY L. HALL, UNMARRIED, of record in BOOK 9885, PAGE 134, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 72-7 PARCEL 284).
2. Unrecorded easements for roads and utilities, if any.