RECORD & RETURN TO:
Amy N. Rochford, Community Title Company 2200 Abbott Martin Road
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/04 10:41 2pgs
Fees:13.00 Taxes:814.00

20040311-0028035

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00.

Audrey C. Santi
Affiant

Subscribed and sworn to me on March 10, 2004.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
Our File Number; 2004-006

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Bedford Avenue Developers, A Tennessee General Partnership 2200 Abbott Martin Road Nashville, TN 37215	SAME	117-14 017

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Audrey C. Santi, Trustee of The Audrey C. Santi Revocable Living Trust, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Bedford Avenue Developers, A Tennessee General Partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 7 and the north 25 feet of Lot No. 6, Block "C", on the map of Hillsboro Views Development Company's Subdivision, of record in Book 974, Pages 63 and 64, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the west side of Bedford Avenue and runs back between parallel lines 191 feet to a dead line.

Being the same property conveyed to Audrey C. Santi, Trustee of The Audrey C. Santi Revocable Living Trust by quitclaim deed from Audrey C. Santi of record in Instrument No. 20001012-0101420, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John C. Santi (deceased) and wife, Audrey C. Santi from Felix H. Treadway, Jr. and wife, Adele Z. Treadway, by Warranty Deed dated July 24, 1956, or record in Deed Book 2547, Page 497, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantee; and

2. Matters shown on plat of record in Book 974, pages 63 and 64, in the Register's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3914, Page 85, said Register's Office.

This property is also known as improved property located at 3817 Bedford Avenue, Nashville, TN 37215.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on March 10, 2004.

Audrey C. Santi, Trustee of The Audrey C. Santi Revocable Living Trust

Audrey C. Santi

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 10, 2004, before me personally appeared Audrey C. Santi, Trustee of The Audrey C. Santi Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 10, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

