WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,901.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 8/14/05

(AFFIX SEAL)

M. L. HICKERNELL NOTARY PUBLIC LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Joseph Hounihan Jr.	First Franklin Financial Corp	49-190
(NAME)	(NAME)	
3805 Whites Creek Drive	3150 N. First St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Jose CA 95131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Caesar Holding LLC, a Tennessee limited liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Joseph Hounihan Jr., unmarried, 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:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 11, 1965, as follows:

Beginning at a point in the center of Whites Creek Pike, the southerly corner of a 13 ¼ acre tract conveyed to Donald Guinn and wife by Deed from William Overton Elwell and wife of record in Book 3967, page 86, Register's Office for said County; thence along the center of Whites Creek Pike, North 38 degrees, 20 minutes West 100 feet; thence North 51 degrees, 40 minutes East 280 feet; thence North 38 degrees 20 minutes West 125 feet to a point in the southern boundary line of property of Mrs. Robert Polston; thence with Polston's boundary line and with a fence North 51 degrees 40 minutes East 100 feet; thence South 38 degrees 20 minutes East 215.8 feet; thence South 42 degrees, 35 minutes West 100 feet, more or less, to a point; thence South 51 degrees 40 minutes West 280 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Caesar Holding, LLC, by Executrix Deed from Michelle K. Myers, as Executrix of the Estate of Patricia Ann Mooney, deceased, of record in Instrument No. 20030304-0027926, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/19/04 10:17 2pgs
Fees:13.00 Taxes:406.63
20040319-0031368

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3805 Whites Creek Pike, Nashville, TN 37207

(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 my hand this 12th day of March, 2004.

Caesar Holding LLC, a Tennessee limited liability Company

By: Michele K. Myers, Operating Manager

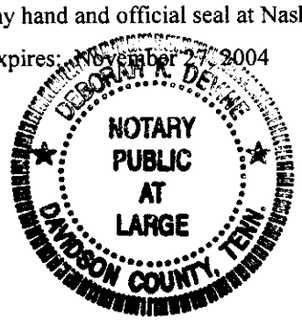
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michele K. Myers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Operating Manager of the Caesar Holding, LLC, and that she as such Operating Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the Caesar Holding, LLC, herself as Michele K. Myers.

Witness my hand and official seal at Nashville, Tennessee this 12th day of March, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public