THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22570-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $229,900.00. Affiant Subscribed and sworn to before me this 2nd day of April, 2004. Notary Public My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

WARRANTY DEED

Address New Owner: HP Properties, LLC, a Tennessee Limited Liabilty Company 104 Woodmont Blvd., Sutie 115 Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.104.06 Parcel No. 205.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas D. Graves and wife, Neva N. Graves**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HP Properties, LLC, a Tennessee Limited Liabilty Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 311 32nd Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of April, 2004.

Thomas D. Graves

Neva N. Graves

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas D. Graves and Neva N. Graves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2004.

Notary Public

My Commission Expires:

This instrument was prepared from information furnished by the parties. No independent title examination was made.

Davidson County DEEDWARR
Recvd: 04/07/04 10:30 2pgs
Fees:13.00 Taxes:850.63
20040407-0039425

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Bransford Realty Company's West End Avenue Place of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the westerly side of 32nd Avenue South and runs back between lines 150 fet to an alley.

Being the same property conveyed to Thomas D. Graves and wife, Neva N. Graves by deed from L.F. Freeman and wife, Effie Freeman, of record in Book 2106, Page 594, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees;
2. Fence agreement of record in Instrument No. 20000724-0072856, Register's Office for Davidson County, Tennessee;
3. Easements for sewer shown on the plans of the City of Nashville of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee;
4. All matters appearing on the Plan of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee.