Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

Re-Record to add Map & Parcel

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **31st** day of **March, 2004** between **CAR, L. P.**, ,GRANTOR, and **PARK CENTER** , as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson**, State of **TN**, to wit:

Land in Davidson County, Tennessee being part of Lots Nos. 25 and 26 in Payne's Addition to East Nashville, formerly Edgefield, as of record in Book 21, Page 70, said Register's Office, more particularly described as follows:
BEGINNING at a point in the northerly margin of Russell Street at the common dividing line between Lots Nos. 26 and 27 on said Plan; thence North 13 deg. 56' west 171.95 feet to the southerly margin of a 15 foot alley; thence north 65 deg. 05' east 24.26 feet to a point; thence south 82 deg. 36' east 126.5 feet along the southerly margin of a 10-foot alley to a point; thence south 9 deg. 11' west 121.89 feet to a point in the northerly margin of Russell Street; thence south 64 deg. 56' west along the northerly margin of Russell Street, 95.60 feet to the point of beginning.

Being the same property conveyed to CAR, L.P. by Quitclaim Deed from Charles A. Ritzen D/B/A Shelby Hills, II, of record in Book 8328, Page 618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: taxes for the year 2004 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Plat Book 21, Page 70; Restrictive Covenants of record in Book 4144, Page 219; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **31st** day of **March, 2004.**

CAR, L. P.

Davidson County DEEDWARR
Recvd: 04/01/04 11:34 2pgs
Fees:13.00 Taxes:1036.00
[redacted]
20040401-0036733

Davidson County DEEDWARR
Recvd: 04/13/04 11:39 2pgs
Fees:12.00 Taxes:0.00
20040413-0041339

RE-RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PARTNERSHIP ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles A. Ritzen, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of CAR, L.P. the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March 2004

Commission expires My Commission Expires MAY 30, 2004 Notary Public [signature]

BENJIE P. RUST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $280000

[signature: Barbara Dunn]
Affiant

Subscribed and sworn before me this 31st day of March, 2004.

[signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: ____________

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
PARK CENTER
801 12TH AVENUE SOUTH
NASHVILLE, TN 37203

Send Tax Bills to:
SAME

Map & Parcel
083-09-0 / 204.00