This instrument prepared by:
**Ruth Foran**, an employee of
**First American Title Insurance Company**
**501 Corporate Centre Drive, Suite 100**
**Franklin, Tennessee 37067-2659**
**(615) 771-9141**

File No.: **2038-443807**

Davidson County DEEDWARR
Recvd: 04/15/04 12:44 3pgs
Fees:17.00 Taxes:0.00

20040415-0042529

**CORPORATE**
# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Seventh day of April, 2004**, by and between **S.A.M. Properties, Inc.**, parties of the first part, and **Northfork Properties**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**Lot 116, Plan of Sharpe and Crutcher's Addition to Northeast Nashville Subdivision, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: 20040415-0042528 in said Register's office.

This conveyance is made subject to:

Parcel ID # **082-03-0-493**
**X** Improved OR
Unimproved property located at: **1002 North 5th Street, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

S.A.M. Properties,
Inc.

State of **TN**

County of **Williamson**

Before me, **Mandy R. Baird** (name of notary public) of the State and County mentioned, personally appeared Steve McClanahan with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President (president or other officer authorized to execute the instrument) of **S.A.M. Properties, Inc.** the within named bargainor, a corporation, and that such President (president or other officer), executed the foregoing instrument for the purposed, therein contained, by personally signing the name of the corporation as President (president or other officer).

Witness my hand and Seal at office in **Brentwood** this **Seventh day of April, 2004.**

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

**********

Owner's Name: **Northfolk Properties, Inc.**

and Address: **1002 North 5th Street**
**Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**SAME**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Seventh day of April, 2004.**

Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN