Bk/44

Davidson County DEEDWARR
Recvd: 05/13/04 12:43 3pgs
Fees:18.00 Taxes:1072.63

20040513-0056020

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $289,900.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2004. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires JAN. 27, 2007

Address New Owner As Follows: HR Properties of Tennessee 4219 Hillsboro Pike, Ste 332 Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 131-15-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLAN DEAL, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Acres, Section Seven, as of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

Said Lot fronts 250.2 feet on the southerly side of Burton Valley Road and extends back on the westerly line 181.4 feet, on the easterly line 155.0 feet to a broken deadline measuring 256.2 feet thereon.

Being the same property conveyed to Allan Deal and wife, Evelyn M. Deal, by deed from Howard L. Gibson and wife, Margaret M. Gibson, of record in Book 2753, page 453, Register's Office for Davidson County, Tennessee. The said Evelyn M. Deal having since died, vesting title in Allan Deal as surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in deed of record in Book 2591, page 632, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4275, page 532, said Register's Office.

This is improved property known as 1315 Burton Valley Road, 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 I covenant with the said Grantee that I am 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 further covenant and bind myself, my 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 person whomsoever.

WITNESS my hand this 12th day of May, 2004.

Allan Deal

Allan Deal

By: James A Deal

James A. Deal, attorney-in-fact

By: Beverly D. Ammarell

Beverly D. Ammarell, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES A. DEAL**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of May, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEVERLY D. AMMARELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of May, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007