40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/21/04 15:22 2pgs
Fees:13.00 Taxes:651.20
20040521-0060205

ADDRESS NEW OWNER:

Toebaby, LLC
850 Cherokee Avenue
Nashville, TN 37207

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 072-09-0
PARCEL 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **R. B. Huffine and W. H. Dorris**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Toebaby, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the westerly half of Lot No. 40 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 40 fronts 50 feet on the southerly side of Cherokee Avenue and runs back 339.6 feet on the westerly line and 342.5 feet, more or less, on the easterly line to a dead line in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to R. B. Huffine and W. H. Dorris by deed from Martha Bennett and Barbara Dildy of record in Book 10179, page 486, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 850 Cherokee Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors 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.

Witness our hands this 21st day of May, 2004.

R. B. Huffine

W. H. Dorris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared R. B. Huffine and W. H. Dorris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 21 day of May, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $176,000.00.

AFFIANT

Subscribed and sworn to before me
this 21 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007