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Davidson County DEEDWARR
Recvd: 06/25/04 12:21 2pgs
Fees:13.00 Taxes:481.00

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WARRANTY DEED

G-CD-04-2304

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me this 24th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Avenue Partners, LLC,	new owner	
700 Craighead Street Suite 305 (ADDRESS)	(NAME) (ADDRESS)	105-14-211
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES W. CURTIS AND WIFE EVELYN D. CURTIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLIOTT AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot NO. 12 on the Map of Nashville Trust Company's re-subdivision, Block "F" inclusive of C.D. Elliot's plan of record in Book 843, Page 97, Register's Office for said County, TN.
SAID Lot No. 12 fronts 75 feet on the easterly side of Elliot Avenue and runs back between parallel lines 141 feet to a dead line.

Being the same property conveyed to Charles W. Curtis and wife Evelyn D. Curtis by Deed dated 10/17/1975 and filed for record 10/23/1975 in book 4964, Page 464, Register's Office for Davidson County, TN. The said Charles W. Curtis having since died.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 700 Craighead Street Suite 305, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of June, 2004.

Evelyn D. Curtis

Evelyn D. Curtis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evelyn D. Curtis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

RETURN TO:

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2903~~

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