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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 08/30/04 15:17 3pgs Fees:18.00 Taxes:740.00 20040830-0104765	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. **Affiant** Subscribed and sworn to before me this 27th day of August, 2004. Notary Public My Commission Expires WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Jan. 2007

Address New Owner As Follows: Fatherland House, LLC 921 Fatherland Street Nashville, TN 37206	Send Tax Bills To: SAME	Map-Parcel Number: Map 082-16-0-179 Field Book 18W 04370

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, **JON C. CLOUSE AND HARRIETT C. VANPELT**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **FATHERLAND HOUSE, LLC,** a Tennessee limited liability company, 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 Nos. 94 and 95 in Barrow's Addition to Edgefield, now East Nashville, a Plan of which is of record in Book 1, page 13, Chancery Court at Nashville, Tennessee.

Said Lot Nos. 94 and 95 front 50 feet each on the northerly side of Fatherland Street and run back between parallel lines, 170 feet to an alley, Lot No. 95 running back with the westerly margin of an alley.

Being the same property conveyed to Jon C. Clause and Harriet C. VanPelt by deed from Charles C. Bell, of record in Book 9655, page 460, Register's Office for Davidson County, Tennessee.

Together with that portion of the alley located to the east of the subject property which is vested in Grantors pursuant to closure of such alley by ordinance of the Metropolitan Council, the total width of such alley being 16 feet.

It is hereby agreed and understood that Harriet C. VanPelt and Harriett C. VanPelt, is one and the same person.

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 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 Grantors from liability and loss therefrom.

This is improved property known as 919 Fatherland Street, Nashville, TN 37206.

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 we covenant with the said Grantee 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 further covenant and bind ourselves, our 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 27 day of August, 2004.

Jon C. Clouse

Harriett C. VanPelt

By: _____
Jon C. Clouse, 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, **JON C. CLOUSE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of August, 2004.

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

_____
Notary Public

My Commission Expires: _____

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, **JON C. CLOUSE**, 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 27 day of August, 2004.

Notary Public

My Commission Expires: _____

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