316
LT

This Instrument prepared by
and after recording return to:
Lassiter, Tidwell & Hildebrand, PLLC
1850 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/10/04 16:23 3pgs
Fees:18.00 Taxes:314.50
20040910-0109799

Send Tax Bills to New Owner at:
Umbrella Investment Corp.
512 Autumn Springs Court, Ste. B
Franklin, TN 37067

Map & Parcel Number
156-2-157

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **KT Investments, L.L.C., a Tennessee limited liability company** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Umbrella Investment Corporation, a Tennessee corporation** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 665, as shown on the map entitled Harpeth Woods Section of Harpeth Valley Park, of record in Plat Book 4860, page(s) 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to KT Investments, L.L.C., a Tennessee limited liability company, by deed of record as Instrument No. 20000203-0011618, said Register's Office.

This is improved property commonly known as: **774 Goodpasture Terrace, Nashville, Tennessee 37211.** This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 10th day of September, 2004.

KT INVESTMENTS, L.L.C., a Tennessee limited liability company

By: _____
Radley Hendrixson
Its: Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Radley Hendrixson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Authorized Agent** of **KT Investments, L.L.C.** the within named bargainor, a Tennessee limited liability company, and that he as such **Authorized Agent,** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its **Authorized Agent.**

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of September, 2004.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

_____
Notary Public
My commission expires: JAN. 4, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of ~~property~~ is **$85,000.00.**

Affiant

Sworn to and subscribed before me this
10th day of SEPT., 2004.

Notary Public
My Commission Expires: JAN. 4, 2006

