Bartley

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/04 16:01 2pgs
Fees:13.00 Taxes:5550.00

20041001-0118861

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,500,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of October, 2004.

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
~~Angel M. Pardey~~ ~~XXXXXXXXXX~~ TPMG HOLDINGS, LLC	SAME	092-15-0-209.00
242 Louise Avenue		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Crawford Family Partners, L.P.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto ~~**Angel M. Pardey**~~ ~~XXXXXXXXXX~~ ****TPMG Holdings, LLC** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the west part of Lots Nos. 19, 20, and 21 on the map of Perry D. Maddin's Subdivision of Elliston Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 19, 20, and 21 front 72 feet of the South side of State Street and runs back between parallel lines, along the easterly margin of Louise Avenue, 146 foot to the North line of Lot No.18.

Being the same property conveyed to James Ralph Crawford, by deed from J. Gregory Hale and William F. Kuckler, both unmarried, on September 12, 1985, of record in Book 6654, page 915, Register's Office for Davidson County, Tennessee. And further conveyed to James Ralph Crawford and wife, Camille C. Crawford as tenants by the entirety by Quitclaim Deed from James Ralph Crawford of record in Book 7292, page 819, said Register's Office. And further conveyed to James L. Woodard, Trustee from James Ralph Crawford and wife, Camille C. Crawford, and from James L. Woodard, Trustee to James Ralph Crawford and wife, Camille C. Crawford as tenants in common by Quitclaim Deed of record in Book 7825, page 282, said Register's Office. And further conveyed to Crawford Family Partners, L.P. by Quitclaim Deed from James Ralph Crawford and wife, Camille C. Crawford, of record in Book 8649, page 83, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 139, Register's Office Davidson County, Tennessee.

This is improved property known as: **216 Louise Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 1, 2004.

Crawford Family Partners, L.P.

BY: Camille C. Crawford
Camille C. Crawford, General Partner

STATE OF Mississippi

COUNTY OF Harrison

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Camille C. Crawford, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the General Partner of Crawford Family Partners, L.P., the within named bargainor, a partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as general partner.

WITNESS my hand and seal, this 29th day of September, 20 04.

Holly O. Unsworth

NOTARY PUBLIC



My Commission Expires:

April 7 2006