3

Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 14:58 2pgs
Fees:13.00 Taxes:1232.10
20041005-0119984

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $333,000.00.

Affiant

Subscribed and sworn to me on October 1, 2004

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20357SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Parthanon Partners, LLC 509 Clematis Drive Nashville, TN 37205	SAME	104-02-0-140.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John F. Trudel and wife, Anne L. Trudel, an undivided one-half interest and James Rudolph Trudel and wife, Bonnie Epperly-Trudel, an undivided one-half interest, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Parthanon Partners, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Revised Map of West End Park as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 103.4 feet on the southeasterly side of Long Boulevard and runs back 150.0 feet on the southwesterly line and 160.0 feet on the northeasterly line to an alley, measuring 45.5 feet thereon.

Being the same property conveyed to John F. Trudel and wife, Anne L. Trudel, an undivided 1/2 interest and James Rudolph Trudel and wife, Bonnie Epperly-Trudel, an undivided 1/2 interest by deed from Ronald E. Underwood, Trustee, of record in Book 9623, page 570, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2005 and subsequent Davidson County Taxes are assumed by the Grantee; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-

476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and

3. Applicable Restrictions of record in Book 647, page 310, Register's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3129 Long Boulevard, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 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 our hands on October 1, 2004.

John F. Trudel

Anne L. Trudel

James Rudolph Trudel

Bonnie Epperly-Trudel

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 1, 2004, before me personally appeared John F. Trudel and Anne L. Trudel to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 1, 2004.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 1, 2004, before me personally appeared James Rudolph Trudel and Bonnie Epperly-Trudel to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 1, 2004.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE