WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/04 10:16 2pgs
Fees:13.00 Taxes:370.00

20041104-0132994

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $100,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2004

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:
Sylvan Property Group, LLC	SAME	091-16-0-226.00
302 42nd Avenue North		
Nashville, TN 37209		

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, **George B. Spencer**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sylvan Property Group, L.L.C.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 101 on the plan of Block 3, Charlotte Park Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 101 fronts 61 feet on the northerly side of Nevada Avenue and runs back between parallel lines with the westerly margin of 42nd Avenue No. 180 feet to an alley.

Being the same property conveyed to George B. Spencer, by deed from Charles E. Moon and Mildred Moon Craighead, on November 21, 1975, of record in Book 4973, page 661, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4200 Nevada Avenue, Nashville, TN 37209**

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 November 2, 2004.

George B. Spencer

George B. Spencer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George B. Spencer** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 2, 2004

My commission expires: _____

_____
Notary Public

