THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23592-11-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $55,000.00. Sam Sanders Jr Affiant Subscribed and sworn to before me this 4th day of November, 2004. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: SSV Partners 4400 Belmont Park Terrace, #120 Nashville, TN 37215-0746	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.092.10-0 Parcel No. 335.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B.B. Doubleday, Jr.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SSV Partners, a general partnership comprised of Gilbert N. Smith and Sam Sanders, Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 603 26th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of November, 2004.

B.B. Doubleday, Jr.

Davidson County DEEDWARR
Recvd: 11/10/04 15:33 2pgs
Fees:13.00 Taxes:203.50

20041110-0135713

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **B.B. Doubleday, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly half of Lot No. 4 in McEwen's Map of Lots adjacent to Nashville in the 13th Civil District of said county, as of record in Plan Book 1, page 124, of the Chancery Court at Nashville.

Said part of said Lot No. 4 fronts 50 feet on the east side of Euclid Avenue (formerly the Old Hydes Ferry Pike) now 26th Avenue, North, and extends back between parallel lines, with the southerly line of Lot No. 3, 188 feet to an alley.

Being part of the same property conveyed to B. B. Doubleday, Jr. by deed dated December 31, 1986, from Alan Irving Kirshner and Hilda Frances Kirshner Garlock, of record in Book 7103, page 149, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1, page 124, Chancery Court at Nashville, Tennessee.