Bk 28A

04100245

This Instrument Prepared By:
John A. Gupton, III, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 11/23/04 09:28 4pgs
Fees:23.00 Taxes:3052.50
20041123-0140176

Address New Owner as follows:
Melrose Properties Partners
632 Melrose Avenue
Nashville, Tennessee 37211

Send Tax Bills To:
Same

Map-Parcel No.
117-8-224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of November, 2004.

MARILYN RYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/27/07

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robertson L. Healy**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Melrose Properties Partners**, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 3204 Belmont, Nashville, Tennessee 37212.

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 Grantor does covenant with the said Grantee that he is 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 Grantor does further covenant and bind himself, his heirs, assigns, and representatives, 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 this 18th day of November, 2004.

Robertson L. Healy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Robertson L. Healy**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of November, 2004.

Notary Public

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

My Commission Expires:
11/27/04

N MIBII 484059 v1
2824398-000014 11/16/04

EXHIBIT "A"

PROPERTY DESCRIPTION

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on the easterly margin of Belmont Blvd. and the southwesterly corner of the Belmont Associates, L.L.C. property, as of record in Book 10106, Page 145, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence S 70° 00' 00" E, 183.75 feet to an iron pin;

(2) Thence S 02° 09' 57" W, 100.03 feet to a T.D.O.T. concrete monument;

(3) Thence S 54° 05' 34" W, 25.93 feet to an iron pin;

(4) Thence with a curve to the left, having a central angle of 05° 49' 00", a radius of 2241.80 feet and an arc length of 227.59 feet to a T.D.O.T. concrete monument;

(5) Thence N 33° 32' 39" E, 118.00 feet to the point of beginning, containing 25,256.66 square feet or 0.58 acres.

Being a portion of the same property conveyed to Robertson L. Healy by deed of record in Book 9778, page 728, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2005 and subsequent years.

2. Sanitary Sewer Easement of record in Book 2394, page 262, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to and from controlled access highway.

4. Sanitary Sewer Easement of record in Book 4910, page 537, Register's Office for Davidson County, Tennessee.

5. All matters as shown on survey made by Phillip E. Holmes, Jr., Tenn. RLS #1728, dated October 28, 2004, File No. 04216.