WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/04 13:47 2pgs
Fees:13.00 Taxes:1313.50

20041215-0149177

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $755,000.00.

Affiant

Subscribed and sworn to me on December 15, 2004.

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215
(615) 269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bedford Avenue Developers, A Tennessee General Partnership 2200 Abbott Martin Road Nashville, TN 37215	SAME	117-14 30

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lytle Brown III and Betty M. Brown, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Bedford Avenue Developers, a Tennessee General Partnership, 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 in the northerly part of Lots Nos. 24 and 25 of Block "C" on the Map of Hillsboro View Development Comany's Plan of Lots, of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the easterly margin of Bedford Avenue, at the common corner of Lots 23 and 24 of said Block; and thence with the line bwtween Lots 23 and 25, easterly 187 feet to a stake in the westerly line of Lot 26, thence with the line between Lots 26 and 25, southerly 85 feet to a stake which is 86 feet 6 inches northerly from the northerly marginof Abbott-Martin; thence westerly 187.7 feet to a stake in the easterly margin of Bedford Avenue; thence with a margin of the same northerly 100 feet to the point of beginning.

Being the same property conveyed to Lytle Brown III by quitclaim deed from Neill S. Brown, dated 12/01/98, filed 12/01/98, of record in Book 11226, Page 614, 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 and subsequent taxes are assumed by the Grantees; and
2. All matters shown in Plat Book 974, Pages 62-65, in the Register's Office for Davidson County, Tennessee; and
3. 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 3828 Bedford Avenue, Nashville, Tennessee, 37215.

Betty M. Brown, spouse of Lytle Brown III, joins in this conveyance to transfer any marital interest she may have in the property.

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,

have 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 December 15, 2004.

Lytle Brown III

Betty M. Brown

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 15, 2004, before me personally appeared Lytle Brown III and Betty M. Brown 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 December 15, 2004.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires~~ JAN. 26, 2008