Davidson County DEEDWARR
Recvd: 12/15/04 14:16 2pgs
Fees:13.00 Taxes:850.63

20041215-0149297

WARRANTY DEED

G-CD-04-1205

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 9-8-08
(AFFIX SEAL).

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Honeycomb Investment	Middle Tennessee Bank & Trust	
1205 Linden Avenue	(NAME) 2621 Lebanon Road	105-13-094.00
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we 1221 PARTNERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HONEYCOMB INVESTMENT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 76 FEET OF THE EAST 150 FEET OF LOT NO. 9 ON THE MAP OF THE BELMONT LAND COMPANY'S PLAN OF LOTS, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 76 FEET ON THE SOUTH SIDE OF LINDEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 74 FEET WEST OF 12TH AVENUE SOUTH, 97.1 FEET TO THE NORTH LINE OF LOT NO. 10.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ANITA W. HOGIN TO 1221 PARTNERS, L.L.C., AS RECORDED ON THE 26TH DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040226-0022093; AND, QUITCLAIM EXECUTOR'S DEED FROM ANITA W. HOGIN, EXECUTOR OF THE ESTATE OF SAMUEL J. WEAVER, DECEASED, TO ANITA W. HOGIN, AS RECORDED ON THE 17TH DAY OF OCTOBER, 1996 IN BOOK 10228, PAGE 136, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1205 Linden Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this 29th day of November, 2004.

1221 Partners, LLC

BY: Mark Deutsch Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Mark Deutschmann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Chief Manager of 1221 Partners, LLC, the within named bargainor, a Limited Liability Company, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Chief Manager.

Witness my hand and official seal at Nashville, TN on this 29th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903