WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/05 14:42 2 pgs
Fees:13.00 Taxes:1110.00

20050103-0000673

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on December 31, 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, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bedford Avenue Developers, a 3826 Bedford Avenue Nashville, TN 37215	SAME	Map 117-14 Parcel 29

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, Maxwell Elmo Bierly, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does 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 the South 75 feet of Lot No. 23 of Block C on the Map of Hillsboro Views Development Company's Subdivision, of record in Book 974, Pages 64 & 65, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 23 fronts 75 feet on the East side of Bedford Avenue and runs back between parallel lines 187 feet to a dead line.
>
> Being the same property conveyed to Maxwell Elmo Bierly and wife, Lucille Bierly by deed from James L. Sisk and wife, Miriam H. Sisk, dated June 21, 1955, filed June 23, 1955, of record in Book 2437, Page 533, Register's Office for Davidson County, Tennessee, the said Lucille Bierly being since died.
>
> 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. Matters shown of record in Plat Book 974, pages 64 and 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 3826 Bedford Avenue, Nashville, TN 37215

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 GRANTEES 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 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 31, 2004.

Maxwell Elmo Bierly

Maxwell Elmo Bierly

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 31, 2004, before me personally appeared Maxwell Elmo Bierly to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 31, 2004.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE