This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040641

Davidson County DEEDWARR
Recvd: 01/07/05 09:52 2 pgs
Fees:13.00 Taxes:344.10
20050107-0002731

Send Tax Bills To:
Five Talents Partnership
P.O. Box 581
Franklin TN 37065

New Owner is:
331 Grace Street
Nashville, TN 37207

MAP: 82-07
PARCEL: 336.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thomas E. Pillow Jr.** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Five Talents Partnership** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Lot No. 11 on the East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for said County.

Said Lot No. 11 front 50 feet on the northerly side of Grace, formerly Josephone (sic) Avenue, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Thomas E. Pillow, Jr. by Quitclaim Deed from Nedra M. Pillow dated October 20, 2003, recorded January 2, 2004, in Book 200401020000537, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of December, 2004.

GRANTOR:

Thomas E. Pillow, Jr.

Thomas E. Pillow Jr.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thomas E. Pillow Jr.** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of December, 2004.

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Leslie S. Harvey
Notary Public

My Commission Expires November 21, 2006

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value, whichever is greater, for this transfer is $93,000.00.

Affiant

SWORN TO and subscribed before me this 27 day of December, 2004.

Leslie S. Harvey
NOTARY PUBLIC

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My commission expires:

My Commission Expires November 21, 2006

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