Davidson County DEEDWARR
Recvd: 01/12/05 10:48 3 pgs
Fees:18.00 Taxes:453.25

20050112-0004489

WARRANTY DEED

G-KW-04-2115

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 NUMBER
Ironpower Properties	Iron Power Properties	
2115 Gladstone Avenue	(NAME) P.O. Box 121437	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37212	105-16-62
(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 MAE YOUNG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IRONPOWER PROPERTIES, GENERAL PARTNERSHIP, CONSISTING OF CHARLES A. LEACH AND MORRIS THURMAN, JR., 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:

See attached Exhibit "A"

Being the same property conveyed to Earl Lee Young, a married man, by deed from John Czernoczky, unmarried, filed for record on August 6, 2001 in Instrument 20010806-0083578, Register's Office for Davidson County, Tennessee. Said Earl Lee Young having since died intestate devising said property to Mae Young by Last Will and Testament (Docket No. 01P1946), Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 332, page 1, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2115 Gladstone Avenue, Nashville, Tennessee 37211
(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 6th day of January, 2005.

Mae Young

Mae Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mae Young, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 6th day of January, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

JANUARY 4, 2005

PROPERTY DESCRIPTION
PARCEL 62, MAP 105-16

Land lying in Metropolitan Nashville and Davidson County, Tennessee, being Lot 135 on the MAP OF CORINNE PLACE, A PART OF THE J. K. RAINS LAND, of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated January 4, 2005 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows:

Beginning at an iron pin in the west margin of Gladstone Ave, said iron pin being the southeast corner of the property described herein, and also being located North 00 degrees 21 minutes 30 seconds East 75.0 feet from the point of intersection of the said west margin of Gladstone Ave and the centerline of Edison Street (now closed); thence with the common lot line of Lot 135 and Lot 136 on the above mentioned MAP OF CORINNE PLACE North 82 degrees 40 minutes 54 seconds West 165.00 feet to an iron pin in the east margin of Public Alley No. 1822, said Alley being15 feet wide; thence with said east margin of Alley No. 1822, North 00 degrees 21 minutes 30 seconds East 50.00 feet to an iron pin at the common rear corner of Lot 135 and Lot 134; thence with the common lot line of said Lot 135 and lot 134, South 82 degrees 40 minutes 54 seconds East 165.00 feet to an iron pin in the west margin of Gladstone Ave; thence South 00 degrees 21 minutes 30 seconds West 50.00 feet to point of beginning, containing 8,189 square feet, or 0.188 acre, more or less.