BOX 104

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$31,500.00.**

Affiant

Subscribed and Sworn to before me this 3rd day of February, 2005

Notary Public
My Commission Expires: 5-24-07

HAL E. WILSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hal Wilson	SAME	91-07-0-148.00
302 42nd Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The 4809 Tennessee Trust, First Jordan, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sylvan Property Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 9 feet of Lot No. 716, all of Lots No. 718, and the easterly 6 feet of Lot No. 720 of Block 111, Plan No. 1, West Nashville, of record in Book 57, pages 74 & 75 , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 718 and parts of Lots Nos. 716 and 720 front together 40 feet on the southerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to 4809 Tennessee Land Trust , by deed from Hal Wilson, on September 9, 2003, of record in Instrument Number 20030910-0131984, Register's Office for Davidson County, Tennessee. And further conveyed to William Daniel Lane by Quitclaim Deed from 4809 Tennessee Land Trust, of record in Instrument Number 20040609-0068113, said Register's Office. And further conveyed to The 4809 Tennessee Trust, First Jordan, LLC, as Trustee by Quitclaim Deed from William Daniel Lane on December 10, 2004, of record in Instrument Number 20041221-0151788, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, pages 74 and 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **4809 Tennessee Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this February 3, 2005.

The 4809 Tennessee Trust, First Jordan, LLC, as Trustee

By: Dan Lain

Davidson County DEEDWARR
Recvd: 02/14/05 09:16 2 pgs
Fees:13.00 Taxes:116.55

20050214-0016262

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Dan Lain with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Trustee of The 4809 Tennessee Trust, First Jordan, LLC, as Trustee the within named bargainor, a Trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and seal, this 3rd day of February, 2005.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY