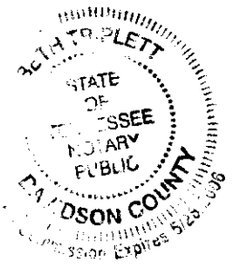
#9261 Box 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$33,000.00~~ 34,354.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry F Christison, as Trustee of the 800 Oneida Avenue Land Trust	Terry F Christison, as Trustee of the 800 Oneida Avenue Land Trust	71-12-222
(NAME)	(NAME)	
800 Oneida Ave.	800 Oneida Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Capital Journey, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry F Christison, as Trustee of the 800 Oneida Avenue Land Trust, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 149 on the Map of Victory Heights, of record in Book 1130, Page 97, Register's Office of said County, described as follows:

Beginning at a point in the southerly margin of Oneida Avenue at the corner of Lots No. 148 and 149; thence with the line between said lots, southerly 150 feet to a point; thence westerly 60 feet to the easterly margin of Rosedale Avenue; thence with the margin of the same, northerly 125 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of Oneida Avenue; thence with the margin of the same, easterly 35 feet to the beginning.

Being the same property conveyed to Capital Journey, LLC, by deed of record in Instrument No. 20041207-0145593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 800 Oneida Ave., Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 02/14/05 11:21 2 pgs
Fees:13.00 Taxes:127.11
20050214-0016447

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of January, 2005.

CAPITAL JOURNEY, LLC

BY: JAMES ROBERTS, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said State and County, James Roberts, whom I am personally acquainted and who upon oath, acknowledged himself to be the Chief Manager of Capital Journey, LLC the within named bargainor, a limited liability company, and that James Roberts as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager of said limited liability company.

Witness my hand and official seal at Nashville, Tennessee this 21st day of January, 2005.

Commission expires: 11-24-2007

Sarah Evans

Notary Public

SARAH EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007