WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FREDERICK MAXWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Exp. Nov. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George deZevallos	**Same**	**Map 141**
(NAME)	(NAME)	
1107 8th Avenue South		**Parcel 99.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Montclair Investment Corporation, an Alabama corporation** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George deZevallos, unmarried,** 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:

Land in Davidson County, Tennessee, Being Lot No. 4 on the P.U.D. Boundary Plat and Subdivision Plat, Resubdivision of Lots 3 & 4 Galleries At Bellevue of record in Plat Book 7900, page 534, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Montclair Investment Corporation by deed from Brooks, Mulkey & Partners, an Alabama general partnership (successor by merger to BMP-Bellevue L.P., formerly known as The Bellevue Galleries, L.P., a Tennessee limited partnership) of record in Book 10514, page 895, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 7900, page 534, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 7673 Highway 70 South, Nashville, Tennessee

(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.

Witness my hand this 10th day of February, 2005.

Davidson County DEEDWARR
Recvd: 02/14/05 11:54 2 pgs
Fees:13.00 Taxes:1202.50

20050214-0016471

Montclair Investment Corporation

By:
Terry W. Johnson, Secretary

STATE OF **ALABAMA**
COUNTY OF Jefferson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Terry W. Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Secretary of Montclair Investment Corporation** the within named bargainor, a corporation, and that as such **Secretary** (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Secretary**.

Witness my hand and official seal this 10th day of February, 2005.

Commission expires:

MY COMMISSION EXPIRES JANUARY 13, 2007

Jennifer P. Carter
Notary Public

