Davidson County DEEDWARR
Recvd: 03/02/05 12:28 3 pg
Fees:18.00 Taxes:1535.50

20050302-0022975

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2005. Notary Public My Commission Expires: 7-24-08

LISA DAWS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
The Baskin Company, LLC 4270 Long Lane Franklin, TN 37064	New Owner	117-10-12

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH V. MYERS, JR., AS TO AN UNDIVIDED 50% INTEREST, JOSEPH V. MYERS, III AND MARY EASTMAN MYERS, EACH AS TO AN UNDIVIDED 25% INTEREST, AS TENANTS IN COMMON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THE BASKIN COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plat of Resubdivision of the Easterly 140' ft. of Lot 21, Lot 22 and the Westerly 30' ft. of Lot 23, Block 4, Woodmont Estates, of record in Book 4350, page 71, Register's Office for Davidson County, Tennessee, said land containing approximately one acre and fronting on the South side of Woodmont Boulevard with 162.50 feet. The land is more particularly described as follows:

Beginning at a point on the Southerly margin of Woodmont Boulevard designated as the Northwest corner of the lot on the aforementioned Parrish & Ragan, Inc. plat and thence South 86° 30' East for the 162.50 feet to a point and thence South 3° 30' West 230.11 feet to a point and thence North 86° 35' 40" West 22.17 feet to a point and thence South 61° 3' 50" West 165.84 feet to a point and thence North 3° 26' 00" East 319.09 feet to the point of beginning.

Being the same property conveyed to J. V. Myers and wife, Marjorie T. Myers by deed from John S. Phipps and wife, Martha M. Phipps, of record in Book 4499, page 570, Register's Office for Davidson County, Tennessee; the said J. V. Myers having since died leaving Marjorie T. Myers as surviving tenant by the entirety, the said Marjorie T. Myers having since died leaving Joseph V. Myers, Jr., as sole heir at law and devisee under will not admitted to probate; Joseph V. Myers, Jr., her only son, having disclaimed a 50% undivided interest therein by Disclaimer of Decedent's Interest in Real Property of record as Instrument No. 20030625-0087186, Register's Office for Davidson County, Tennessee, title to such 50% undivided interest thereby vesting in his only children, and the decedent's only grandchildren, Joseph V. Myers, III and Mary Eastman Myers.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4350, page 71, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3648, page 122, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, page 855, Register's Office for Davidson County, Tennessee.

This is improved property known as 2309 Woodmont Blvd., Nashville, TN 37215.

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, its successors and assigns, forever; and it does further covenant and bind ourselves, our heirs and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of March, 2005.

Joseph V. Myers, Jr.
JOSEPH V. MYERS, JR.

By: _____
GEORGE V. CRAWFORD, JR. ATTORNEY IN FACT

Joseph V. Myers III
JOSEPH V. MYERS, III

By: _____
GEORGE V. CRAWFORD, JR. ATTORNEY IN FACT

Mary Eastman Myers
MARY EASTMAN MYERS

By: _____
GEORGE V. CRAWFORD, JR. ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Joseph V. Myers, Jr.**, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of March, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Joseph V. Myers, III**, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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WITNESS my hand, at office, this 1st day of March, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Exp

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007