This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

**ADDRESS NEW OWNER:**
**J. N. PROPERTIES, LLC**
**1400 5th AVENUE NORTH**
**Nashville, Tennessee 37208**

**SEND TAX BILL:**
**J.N. PROPERTIES, LLC**
**20 Music Circle East**
**Nashville, TN 37203**

**MORTGAGEE:**

Davidson County DEEDWARR
Recvd: 03/17/05 10:25 3 pg
Fees:18.00 Taxes:222.00
20050317-0029354

**MAP AND PARCEL:**

**82-9-91**

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **_____DEBRA L. BECHMAN-COONER, a married person_____**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto. **__J.N. PROPERTIES, LLC_____** ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

**SEE ATTACHED EXHIBIT A**

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

The Real Property or its address is commonly known as : **1400 5th AVENUE NORTH, NASHVILLE, TENNESSEE 37208**

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever, and Grantors, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**Witness my hand this** 11th day of March, 2005.

**DEBRA L. BECHMAN-COONER**
**a/k/a DEBRA L. BECHMAN**

Debra L Bechman-Cooner
**DEBRA L. BECHMAN-COONER**

**GARY K. COONER, spouse of DEBRA L. BECHMAN-COONER, joins In this conveyance for the sole purpose of conveying any and all marital interest he may have in the subject property.**

**GARY K. COONER**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, John K. Kimery, a Notary Public in and for said State and County, **DEBRA L. BECHMAN-COONER and husband, GARY K. COONER,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2005.

Notary Public

My Commission Expires: 7-21-2007

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JULY 21, 2007

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual value or consideration, whichever is greater, for this transfer is $ **60,000.00**.

Debra L Bechman-Cooner
**AFFIANT**

Subscribed and sworn to before me this 11th day of March, 2005.

**NOTARY PUBLIC**

My Commission Expires: 7.21.2007

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JULY 21, 2007

# EXHIBIT "A"

**Property Description**

**A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:**

**Being the westerly 139' of the southerly 39' of Lot No. 65 on the Plan of D. T. McGavock's 1ST Addition as of record in Book 10 , page 606, Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 65 fronts 39 feet along the easterly margin of 5th Avenue North and extends back between parallel lines with the northerly margin of Taylor Street, 139 feet , more or less, to a dead line in the rear.**

**Being the same property conveyed to Craig L. Muhs and Debra L. Bechman by deed from the Estate of Freda Blinder Feldkircher , of record in Book 5792 at page 923 , Register's Office for Davidson County, Tennessee.**

**And Being the same property conveyed to Debra L. Bechman by Quitclaim Deed from Craig L. Muhs, of record in Book 6388, page 954, Register's Office for Davidson County, Tennessee.**

The Real Property or its address is commonly known as: **1400 5th Avenue North**
**Nashville, Tennessee 37208**

**Map / Parcel No.: Map # 82-9-91**