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JLR

FROM: Robert R. Blagojevich and wife, Julie D. Blagojevich and Andrew D. Martin

TO: Mary C. LaGrone

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mary C. LaGrone 234 Fourth Avenue North Nashville, Tennessee 37219	(same)	Map 93-2-3 Parcel 145

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Mary C. LaGrone
Affiant

Subscribed and sworn to before me, this the 24th day of March, 2005.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/21/07

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert R. Blagojevich and wife, Julie D. Blagojevich and Andrew D. Martin, an unmarried person, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Mary C. LaGrone, hereinafter called "GRANTEE", her 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 part of the original Plan of Nashville, Davidson County, Tennessee, not of record, described as follows:

Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at a point 77 feet 11-1/2 inches south of Union Street; thence southerly and along the eastern margin of said Fourth Avenue North, 21 feet 3 inches; thence in an easterly direction along the south wall of said building 48 feet, 8-1/2 inches to a dead line; thence northerly along a brick wall, the rear of said

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PICK-UP

Davidson County DEEDWARR
Recvd: 03/24/05 16:21 3 pgs
Fees:18.00 Taxes:2294.00
20050324-0032327

premises, 21 feet, 3 inches to a point; thence, along the inside wall enclosing the stairway on the adjoining building in a westerly direction 48 feet 8-1/2 inches to the point of beginning and being known as City No. 234 in Nashville, Tennessee, the south wall of said property adjoining the north wall of Jacob McGavock's lot.

Being the same property conveyed to Robert R. Blagojevich and wife, Julie D. Blagojevich and Andrew D. Martin by deed from 234 Fourth Avenue North, Inc., of record in Book 11575, page 714, said Register's Office, and by deed from Kathleen C. Martin of record as Instrument No. 20050308-0025217, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below ("Permitted Encumbrances").

1. 2005 Metropolitan Government Taxes and Central Business Improvement District assessment, which have been prorated.

2. Rights or claims of tenants in possession.

3. All matters set forth in the deed of record in Book 943, page 596, said Register's Office.

4. Declaration of Reciprocal Easements, of record in Book 6230, page 498, said Register's Office.

5. Declaration of Privilege, of record in Book 6434, page 545, said Register's Office.

6. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

7. All matters shown on the survey made by H & H Land Surveying, Inc., James G. Terry, Tennessee RLS No. 2287, dated February 18, 2005.

This is improved property located at 234 Fourth Avenue North, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, permanent improvements, fixtures, additions, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for Permitted Encumbrances; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hand this 24th day of March, 2005.

Robert R. Blagojevich

Julie D. Blagojevich

Andrew D. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert R. Blagojevich, Julie D. Blagojevich and Andrew D. Martin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 24th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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