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Davidson County DEEDWARR
Recvd: 03/30/05 09:11 2 pg
Fees:13.00 Taxes:1480.00

20050330-0034220

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43593

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDSLEY PARTNERS, LLC	SAME AS NEW OWNER	93-11-221
2810 White Oak Drive		91-11-222
Nashville, TN 37215		

FOR AND IN 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, I/WE,

SIMON RENSHAW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSLEY PARTNERS, LLC

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:

Tract 1:

Being Lot No. 37 on an unregistered plan of University Lots in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning in the northerly line of Lindsley Avenue at a point 100 feet eastwardly from the eastern line of the alley running between Asylum and Filmore Street, and running thence eastwardly with said Lindsley Avenue 50 feet to the southwest corner of Lot No. 38 on said Plan; thence at right angles to said Lindsley Avenue northwardly 160 feet with dividing line between Lots 37 and 38 to an alley 50 feet to the northeast corner of Lot No. 36 on said Plan; thence southwardly with the dividing line between Lots No. 36 and 37, 160 feet to the beginning.

This is improved property known as 56 Lindsley Avenue, Nashville, Tennessee 37210

Tract 2:

Being Lot No. 38 on an unregistered plan of University Lots in Nashville, Tennessee, described in the deed from J. D. Barbee and wife, Willie Barbee as follows: Beginning in the north margin of Lindsley Avenue, at a point 150 feet eastwardly from the eastern line of the alley running between Asylum and Fillmore Streets; and running eastwardly with Lindsley Avenue, 50 feet to the southwest corner of Lot No. 39 on said plan; thence at right angles to Lindsley Avenue northwardly, 160 feet with the dividing line between Lots No. 38 and 39, to an alley in the rear; thence westwardly with said alley, 50 feet to the northeast corner of Lot 37 on said plan; thence southwardly with the dividing line between Lots 37 and 38, 160 feet to the beginning corner.

This is improved property known as 58 Lindsley Avenue, Nashville, Tennessee 37210

Being the same property conveyed to Simon Renshaw by deed from The Rape and Sexual Abuse Center of record in Book 11257, page 93, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Unimproved ( )
This is improved (X) property known as 56 and 58 Lindsley Avenue, Nashville, Tennessee 37210

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 29 day of March, 2005.

Simon Renshaw By Tim Villager ATTORNEY IN FACT

SIMON RENSHAW
By: Tim Villager, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of March, 2005, before me personally appeared TIM VILLAGER, to me known to be the person who executed the foregoing instrument in behalf of SIMON RENSHAW, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said SIMON RENSHAW, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of March, 2005.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006