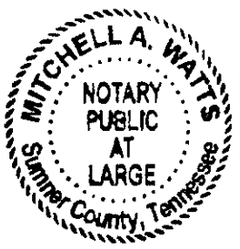
Davidson County DEEDWARR
Recvd: 04/05/05 10:49 3 pg
Fees:18.00 Taxes:288.60
20050405-0036969



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
B & T Building Group, LLC	B & T Building Group, LLC	083-08-0
1909 Warden Place	1909 Warden Place	GROUP
Nashville, Tennessee 37216	Nashville, Tennessee 37216	PARCEL 229 and 221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Eight Thousand dollars and Zero cents ($78,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cumberland Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B & T Building Group, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☒

This is improved ☐ property known as 2715 and 2717 Eastland Avenue, Nashville, TN 37206

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 Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to 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 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 30th day of March, 2005.

Cumberland Properties, LLC

By: _____

M. Travis Dukes

Title: Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared M. Travis Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Cumberland Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2005.

Commission expires: October 12, 2005

_____

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

File No.: 2005-181

EXHIBIT "A"

LEGAL DESCRIPTION

2715 and 2717 Eastland Avenue, Nashville, Tennessee

TRACT I: 2715 Eastland Avenue

BEING Lot No. 25 on the Plan of Whitman Meadow, Section Three, of record in Plat Book 4060, page 182, 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 Cumberland Properties, LLC, by deed dated January 11, 2005, from Dewey Burnett of record as Instrument No. 20050112-0004537 in the Register's Office for Davidson County, Tennessee.

TRACT II: 2717 Eastland Avenue

BEING Lot No 24 on the Plan of Whitman Meadow, Section Three, of record in Plat Book 4060, page 182, 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 Cumberland Properties, LLC, a Tennessee limited liability company, by deed dated December 30, 2004, from Hugh B. Mott and wife, Mildred L. Mott, of record as Instrument No. 20050105-0001758 in the Register's Office for Davidson County, Tennessee.