Please Return to

Box 1913
05-03-032

WEISS & WEISS ATTORNEYS AT LAW
BRENTWOOD EXECUTIVE CENTER
761 OLD HICKORY BLVD, SUITE 102
BRENTWOOD, TN 37027
(615) 661-5527

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Property Managers, LLP **3919 Vailwood Drive** **Nashville, TN 37215**	**Map 131-08-0** **Parcel 110.00**	**SAME**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 04/13/05 15:06 2 pgs
Fees:13.00 Taxes:518.00
20050413-0041318

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **John Robley Caldwell** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Nashville Property Managers, LLP, a Tennessee limited liability partnership,** (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Being Lot 2 on the Resubdivision of Lots 1 and 2 of Harding Heights Plat Book 4300, page 95, of record in Instrument No. 20040812-0097468 amending plat of record in Plat Book 4300, page 95, Register Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Robley Caldwell by deed from Frances Smythe Caldwell of record as Instrument No. 20030228-0027157, and corrected in Instrument No. 20030307-0030427.

The Property is investment property and is not now, nor has it ever been the principal residence of the Grantor.

This is unimproved property known as **1126 Granny White Court, Nashville, Davidson County, Tennessee 37204.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 2005.

Notary Public

My Commission Expires: 3/31/07

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property tax for the current year, prorated at closing and assumed by Grantee.

2. Subject to all matters shown on the plan of record in Plat Book 4300, page 95, as amended in Instrument No. 20040812-0097468 Register's Office for Davidson County, Tennessee.

3. Sanitary sewer easements of record in Book 4593, page 936, said Register's Office.

4. Agreements of record in Book 4511, page 542, said Register's Office.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heir and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 7 day of April, 2005.

John Robley Caldwell

John Robley Caldwell

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Before me, CAROL A. WILSON the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **John Robley Caldwell** 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, Tennessee this 7th day of April, 2005.

Carol A Wilson

Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.