05-04-016-D

**FILE BOX 19B**
MAP 105-05
PARCEL 383.00

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Affiant

Subscribed and sworn to before me this the 25th day of April, 2005.

My Commission Expires: 3/31/07

Notary Public

**THIS INSTRUMENT PREPARED BY:** WEISS & WEISS, ATTORNEYS AT LAW
761 OLD HICKORY BOULEVARD, SUITE 301, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
**MARK C. HILL AND**
**ROBERT D. DOUGHER**
**P.O. Box 58623**
**Nashville, TN 37205**

SEND TAX BILLS TO:

**"NEW OWNER"**

Davidson County DEEDWARR
Recvd: 04/26/05 13:28 2 pgs
Fees:13.00 Taxes:555.00

20050426-0046458

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DOOCHIN DAVIDSON COUNTY FAMILY PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **MARK C. HILL AND ROBERT D. DOUGHER, AS TENANTS IN COMMON**, hereinafter called the **"Grantees"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lots Nos. 9 and 10, on the Map of A. V. Jones' Subdivision of certain blocks in Jones and Dudley's Addition, Map 105-S, Parcel 383, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lots Nos. 9 and 10 front together 100 feet on the northerly side of Fairview or Argyle Avenue, and run back between parallel lines 150 feet to an alley.

BEING part the same property conveyed to DOOCHIN DAVIDSON COUNTY FAMILY PARTNERSHIP, L. P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed from JULIUS AND SONIA DOOCHIN, of record in Book 10619, Page 216, and Corrected in Instrument No. 20001002-0097364, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property at 1016 Argyle Avenue, Nashville, Tennessee 37203 is **investment** property only.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

**IN WITNESS WHEREOF,** the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 25th day of April, 2005.

**DOOCHIN DAVIDSON COUNTY FAMILY PARTNERSHIP, L.P.,**
**A TENNESSEE LIMITED PARTNERSHIP**

**By:** _____
**BEN DOOCHIN, GENERAL PARTNER**

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **BEN DOOCHIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the GENERAL PARTNER of **DOOCHIN DAVIDSON COUNTY FAMILY PARTNERSHIP, L.P.,** the within named bargainor(s), a Tennessee Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of April, 2005.

My Commission Expires: 03/31/07

_____
Notary Public