WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,600.00**

John W Bostic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF MAY, 2005**.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

GEORGE V. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 05/12/05 15:07 2 pgs
Fees:13.00 Taxes:264.92

20050512-0053934

THIS INSTRUMENT WAS PREPARED BY:
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
JOHN W. BOSTIC	Wells Fargo Bank, NA	**73-7-180**
(NAME)	(NAME)	
2202-C CABIN HILL Road	11201 Carmel Commons Blvd	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Charlotte NC 28226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **TWO RIVERS DUPLEXES, A JOINT VENTURE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. BOSTIC**, 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:

LAND LYING AND BEING IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO WIT BEING LOT NO. 46-A, OF ZONE LOT DIVISION OF LOTS 44, 45.46, 47, 48, 49, 50, 51, 42, AND 53, SECTION 3, CABIN HILL, OF RECORD IN BOOK 5200, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO TWO RIVERS DUPLEXES, A JOINT VENTURE BY DEED FROM CABIN HILL ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN BOOK 6245, PAGE 155, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **2202-C CABIN HILL Road, NASHVILLE, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **11th day of May, 2005**.

TWO RIVERS DUPLEXES, A JOINT VENTURE

By: [signature]
FRANK F. GHERTNER, PRESIDENT

STATE OF **TENNESSEE**

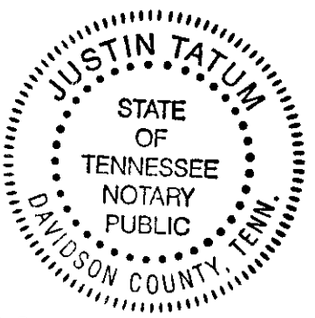
COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **FRANK F. GHERTNER, PRESIDENT OF TWO RIVERS DUPLEXES, A JOINT VENTURE**, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the president of said company and who executed the foregoing instrument for Two Rivers Duplexes, A Joint Venture, for the purpose therein contained, and that he executed the same as the company's free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **11th day of May, 2005.**

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public



My Commission Expires JULY 19, 2008