Davidson County DEEDWARR
Recvd: 05/31/05 15:35 3 pgs
Fees:18.00 Taxes:388.50
20050531-0061198

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Acquisition, L.L.C. 1524 Gallatin Road Nashville, TN 37206	Same	Map 72-13 Parcel 236

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LESLIE E. BROWN ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto NASHVILLE ACQUISITION, L.L.C., a Tennessee Limited Liability Company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 199, on the Plan of Trevecca Subdivision of Renraw, as shown on plat of record in Plat Book 421, pages 72 and 73, in the Register's office of Davidson County, Tennessee, to which plat reference is hereby made.

Said Lot No. 199 fronts fifty feet two inches on the southerly side of Strouse Avenue, and runs back between parallel lines 195 feet 2 inches on the westerly line and 191 feet on the easterly line to an alley in the rear, and shows 50 feet on said alley.

Being the same property conveyed to Leslie E. Brown by Deed of record in Book 10199, page 725, Register's office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 978 Strouse Avenue, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 2005 Taxes, a lien, which is not yet due and payable. (Tax Parcel # 72-13/236)

2. All matters shown on Plat recorded in Book 421, pages 72 and 73.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs, representatives and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of May, 2005.

Leslie E. Brown
LESLIE E. BROWN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LESLIE E. BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2005.

Joni Miller
Notary Public

My Commission Expires: January 26, 2008

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $105,000.00.

Affiant

Sworn to and subscribed before me this 31st day of May, 2005.

Notary Public

My Commission Expires: January 26, 2008

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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