# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

*Affiant*

Subscribed and sworn to me on June 16, 2005

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Attorney at Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 06/21/05 08:02 2 pgs
Fees:13.00 Taxes:1480.00

20050621-0070752

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Bedford Avenue Properties<br>3813 Cleghorn Avenue<br>PO Box 150749<br>Nashville, TN 37215 | SAME | 117-14-0-015.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, B.R. Robbins and wife, Valerie S. Robbins, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Bedford Avenue Properties, a Tennessee General Partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being the North 75 feet of Lot #5, of Block "C", Hillsboro View's Development Company's Subdivision, as of record in Plat Book 974, Page 64, and 65, Register's Office for said County.

Said part of said lot fronts 75 feet on the Westerly side of Bedford Avenue and runs back between parallel lines 191 feet to dead line.

Being the same property conveyed to B.R. Robbins and wife, Valerie S. Robbins, by Warranty Deed, from Albert Elliston Willey, of record in Book 2020, Page 130, Register's Office for Davidson County, Tennessee, dated September 8, 1951 and recorded September 10, 1951.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantee; and
2. Matters shown on plan of record in Book 974, page 64 and 65, in the Register's Office for Davidson County, Tennessee;
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3914, Page 81, said Register's Office;
4. Terms and conditions of Joint Access Agreement appearing as Instrument No. 20050422-0045256, said Register's Office; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3821 Bedford Avenue, Nashville, TN 37215.

**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 GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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** our hands on June 16, 2005.

B.R. Robbins

Valerie S. Robbins

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 16, 2005, before me personally appeared B.R. Robbins and Valerie S. Robbins, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 16, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE