WARRANTY DEED

The actual consideration or value for this transfer is $ 375,000.00 .

Jane Sundeen
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 20th day of JUNE , 2005.

NOTARY PUBLIC
My Commission Expires: 1/28/2006

Davidson County DEEDWARR
Recvd: 06/21/05 14:55 2 pg
Fees:13.00 Taxes:1387.50

20050621-0071238

This space for Register of Deeds

This instrument prepared by: Nathan Moore, Attorney, 306 Gay Street, Suite 100 Nashville, TN 37201, ljc file #05060001

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
H.R. Properties of Tennessee, a Tennessee General Partnership 4219 Hillsboro, Pike #332 Nashville, Tennessee 37215	New Owner	130-4-0 / 94.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by H.R. Properties of Tennessee, a General Partnership, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JANE SUNDEEN**, an un-married widow, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

H.R. PROPERTIES of TENNESSEE, a Tennessee General Partnership, the GRANTEE herein, their heirs, successors and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 132 feet of the northerly 150 feet of Lot No. 57 and that part of five foot reserved strip lying immediately east of and adjacent to said part of Lot No. 57 on the Plan of Belle Meade Annex, Subdivision as of record in Book 547, page 66, Register's Office for said County.

Said lot and part of said strip front 132 feet on the east side of Young Avenue, now Wallace Avenue and run back between parallel lines 303 feet 6 inches to a dead line.

Being all the same property conveyed to Oscar H. Sundeen and wife, Jane Sundeen, from Hugh R. Grigereit, Jr. and wife, Ann T. Grigereit, By Warranty Deed dated November 10, 1966, and of record in Book 4077, page 607, Register's Office for Davidson County, Tennessee. The said Oscar H. Sundeen having since died on December 6th 2004, leaving his widow, Jane Sundeen, as the surviving tenant by the entireties

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind Myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEE.

This is improved property known as: 4216 Wallace Lane, Nashville, TN. 37215.

Witness My hand this 20th day of JUNE , 2005.

Jane Sundeen
Jane Sundeen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Jimmy H. Watson, a Notary Public in and for said County and State, the within named Jane Sundeen the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of JUNE, 2005.

NOTARY PUBLIC

My Commission Expires: 1/28/2006

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WARRANTY DEED

From: Jane Sundeen
an Un-married woman,

To: H.R. Properties of Tennessee,
a Tennessee General Partnership
Galen S. Haley &
Jack Raney, partners

Property:

4216 Wallace Lane
Nashville, TN. 37215

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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