Davidson County DEEDWARR
Recvd: 08/10/05 12:33 3 pgs
Fees:18.00 Taxes:1480.00
20050810-0094783

This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-843153**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourteenth day of July, 2005**, by and between **James E. Underwood**, parties of the first part, and **The Rutledge LMV, Inc., a Tennessee Corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE PLAN OF THE COLLEGE CAMPUS LOTS, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF 4TH AVENUE SOUTH AS WIDENED, 156 FEET SOUTH OF THE SOUTHEAST INTERSECTION OF SAID AVENUE AND FRANKLIN STREET; THENCE EASTWARDLY, PARALLEL WITH SAID FRANKLIN STREET, 144 FEET MORE OR LESS TO THE WESTERLY MARGIN OF ALMOND, FORMERLY HUME STREET; THENCE WITH THE SAME SOUTHWARDLY 25 FEET; THENCE WESTWARDLY 144 FEET MORE OR LESS TO THE WESTERLY MARGIN OF SAID 4TH AVENUE SOUTH; THENCE WITH SAME, NORTHWARDLY 25 FEET TO THE BEGINNING.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 52 AND 53 ON THE UNRECORDED PLAN OF LOTS LAID OUT BY THE UNIVERSITY OF NASHVILLE, CALLED "COLLEGE CAMPUS LOTS", DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 4TH AVENUE SOUTH 106 FEET SOUTHWARDLY FROM THE SOUTHERLY MARGIN OF FRANKLIN STREET; THENCE AT RIGHT ANGLES, EASTWARDLY 162 FEET MORE OR LESS TO THE WESTERLY MARGIN OF HUME STREET; THENCE WITH SAID STREET, SOUTHWARDLY 50 FEET TO THE CORNER OF LOTS NOS. 51 AND 52; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 162 FEET MORE OR LESS TO THE EASTERLY MARGIN OF 4TH AVENUE; THENCE WITH THE MARGIN OF THE SAME, NORTHWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. UNDERWOOD, MARRIED BY WARRANTY DEED FROM SOMERS RANDOLPH , AS RECORDED ON THE 24TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050624-0072926, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **93-10-436**

XX Improved OR

Unimproved property located at: **410-412 Fourth Avenue South, Nashville, Tennessee 37201**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

James E. Underwood

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James E. Underwood** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Fourteenth day of July, 2005.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **The Rutledge LMV, Inc.**

and Address: **410-412 Fourth Avenue South**
Nashville, TN 37201

Mail tax bills to, (Person or Agency responsible for payment of taxes)
US Bank
814 Church Street
Nashville, TN 37203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$400,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Victoria A Albamonte
Affiant Secretary

Subscribed and sworn to before me this **Fourteenth day of July, 2005.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07