Davidson County DEEDWARR
Recvd: 08/18/05 14:56 3 pgs
Fees:18.00 Taxes:1424.50

20050818-0098700

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44096 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this
15th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. D. Damon	SAME AS NEW OWNER	82-5-130
1122 McGavock Street		82-9-137
Nashville, TN, 37203		82-9-138

FOR AND IN 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, I/WE,

E. K. Partners, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. D. Damon

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:

SEE ATTACHED LEGAL DESCRIPTION.

BEING the same property conveyed to E. K. Partners, a Tennessee General Partnership, by Quitclaim Deed from J. D. Eatherly, of record in Book 8010, Page 911 (as to Tracts 2 and 3); by Warranty Deed from Joe B. Shearon and wife, Jeaneice Shearon, of record in Book 8010, Page 913, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1421, 1411 & 1413 Second Avenue North, Nashville, TN 37208

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/our hand(s) this 15th day of August, 2005

E. K. Partners

BY: _____
J. D. Eatherly, General Partner

BY: _____
Steven C. Kirby, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J. D. Eatherly and Steven C. Kirby, with whom I am personally acquainted and who upon oath(s) acknowledged themselves to be the General Partners of the E. K. Partners, a Tennessee General Partnership, the within named bargainor(s), a general partnership, and that as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership, by the said J. D. Eatherly and Steven C. Kirby as such General Partners.

Witness my hand and official seal at office in Nashville, Tennessee on this the 15th day of August, 2005.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAYZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION

TRACT 1

Land in Davidson County, Tennessee, being Lots Nos. 74 and 75 on the Subdivision of McGavock's City Park Lots, as of record in Book 57, Page 101, Register's Office for said County, to which plan reference is made for a more complete description.

TRACT 2

Land in Davidson County, Tennessee, being lots nos. 70, 71, 72, and 73 on the plan of McGavock's City Park Lots, of record in Book 57, page 101, Register's Office for said County.

Said lots Nos. 70, 71, 72, and 73 adjoin and front together 198 feet on the westerly margin of Second Avenue, North, formerly Market Street, and extend back between parallel lines with the southerly margin of Van Buren, formerly, McGavock Street, 137.5 feet to an alley.