Return to: Founders TItle and Escrow
1912 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/02/05 09:52 2 pgs
Fees:13.00 Taxes:3089.50
20050902-0105495

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00 Affiant Subscribed and sworn to before me, this 31st DAY OF August, 2005. Brenda S Lane Notary Public
G-CHC-05-1910	MY COMMISSION EXPIRES: (AFFIX SEAL)

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Powell-Floyd Properties, LLC	Powell-Floyd Properties (NAME)	
1910 21st Avenue South	1912 21st Ave S. (ADDRESS)	104-12-79
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOEL W. SOLOMON, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto POWELL-FLOYD PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 77 ON THE PLAN OF CHRISTOPHER AND KIRKMAN'S BELMONT PARK ADDITION, AS OF RECORD IN BOOK 57, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 77 FRONTS 50.0 FEET ON THE EASTERLY SIDE OF 21ST AVENUE, SOUTH, FORMERLY THE HILLSBORO PIKE, AND RUNS BACK BETWEEN PARALLEL LINES 161.0 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOEL W. SOLOMON, JR. BY QUITCLAIM DEED FROM LOUISE L. SOLOMON RECORDED SEPTEMBER 25, 1997 IN BOOK 10620, PAGE 754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BY WARRANTY DEED FROM FLORENCE MARSH AND ANN M. HORNYAK RECORDED SEPTEMBER 20, 1989 IN BOOK 7942, PAGE 703, RE-RECORDED OCTOBER 9, 1989 IN BOOK 7957, PAGE 397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 57, page 158 and Instrument No. 20050810-0094777, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1910 21st Avenue South, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of August, 2005.

Joel W. Solomon, Jr.

PROVINCE
~~STATE~~ OF BRITISH COLUMBIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel W. Solomon, Jr., 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31ST day of August, 2005.

_____
Notary Public

My Commission Expires: NA

(SEAL)

KIM C. ROBERTS
Barrister & Solicitor
#500 - 220 Cambie Street
Vancouver, BC V6B 2M9
(604) 684-6377

~~**RETURN TO:**~~

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2003~~