RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
9th 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
James H. Cheek IV, Trustee	SAME	104-12-133
P. O. Box 331549		
Nashville, TN, 37203		

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,

A/E Construction, Inc.

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

James H. Cheek IV, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary

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 A/E Construction, Inc. by Warranty Deed from Lisa Gaston Luplow, Executrix of the Estate of Marbut Gaston, Sr., deceased, of record in Instrument No.: 20040116-0006713, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1909 19th Avenue South, Nashville, TN 37212

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 9th day of August, 2005

A/E Construction, Inc.

BY: _____
Adam Epstein
President

Davidson County DEEDWARR
Recvd: 09/09/05 13:35 3 pgs
Fees:18.00 Taxes:1757.50

20050909-0108701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Adam Epstein with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the President of A/E Construction, Inc., the within named bargainor, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Adam Epstein as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of August, 2005.

Notary Public

My commission expires: 3/25/06



LAND located in the 18th Councilmanic District of Nashville, Davidson County, Tennessee being part of Lot 63, revised and corrected Plan of Lots 43, 44, 57 and 58 in Christopher and Kirkman Subdivision recorded in Book 421, page 154, R.O.D.C., TN, bounded on the North and West by Magnolia Boulevard on the East by alley No. 921 and on the South by Russell described according to a boundary survey dated 7-14-05 by Campbell, McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, Tennessee 37204 (John Hood TN. R.L.S. #1838) as follows:

BEGINNING at an iron rod (new) in the southerly R.O.W. of Magnolia Boulevard, said rod being in the northerly line of the Amanda Russell Land (Book 10195, page 292 R.O.D.C., TN), said Russell Land being the northerly 60 feet of Lot 62, revised and corrected Christopher and Kirkman Subdivision of Lots 43, 44, 57 and 58 (Book 421, page 54, R.O.D.C., TN) and being located N 36 degrees 28' 34" E 68.36 feet from an iron rod (old) at the back of sidewalk of 20th Avenue South at said Russell's Southwest corner; thence with said Southerly margin N 68 degrees 26' 33" E 65.65 feet to an iron rod (new); thence with a curve to the left with a radius of 8078.00 feet and a chord that bears N 68 degrees 10' 03" E for a distance of 77.50 feet for an arc length of 77.50 feet to an iron rod (new) on the westerly margin of Alley No. 921; thence with said westerly margin S 07 degrees 06' 06" W 70.57 feet to an iron rod (new) at said Russell's northeast corner; thence with said Russell N 82 degrees 10' 16" W 125.45 feet to the point of beginning, containing 4409.31 sq. ft. or 0.10 acres more or less.