Davidson County DEEDWARR
Recvd: 09/16/05 09:15 3 pgs
Fees:18.00 Taxes:555.00

20050916-0111407

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.

Kay Crawley
Affiant

This instrument was prepared by:

Jeffrey W. Blackshear
One Vantage Way, Suite B-105
Nashville, Tennessee 37228

Subscribed and sworn to before me on this 14th day of September 2005.

Brenda Maxwell
Notary Public

BRENDA MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 01-24-09

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Urban Blueprint, LLC 412 Summit Oaks Drive Nashville, Tennessee 37221	SAME	082-08-0-321.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Kay Crawley and husband, James Crawley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Urban Blueprint, LLC, hereinafter called the Grantee, its heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being the northerly 22 feet of the easterly 43 feet of Lot No. 1 and the northerly 22 feet of Lot No. 2 of Block "G" on the Plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County, and according to an unrecorded survey of G. Barry Greer and Associates and being Lot "D" on said survey.

Said Lots Nos. 1 and 2, being Lot D on Greer's survey, front 22 feet on the easterly side of McFerrin Avenue, and run back between parallel lines with the southerly side of Eastland Avenue, and run back between parallel lines with the southerly side of Eastland Avenue, formerly Jackson Street, 93 feet to a dead line.

TRACT 2:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2, Block G on the Plan of Brown's Subdivision of Eastwood of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey G. Barry Greer, and being Lot "C" on said survey described as follows:

Beginning at a point in the easterly margin of McFerrin Avenue 22 feet south of the south easterly intersection of West Eastland Avenue formerly Jackson Street, and McFerrin Avenue, said point being the southwest corner of that part of said Lots Nos. 1 and 2 of Block G of said subdivision conveyed to Clarence D. Scalf by deed of record in Book 1169, page 115, said Register's Office; thence with Scalf's southerly line eastwardly and parallel with the southerly margin of Eastland Avenue 93 feet to a

point in the dividing line between Lots Nos. 2 and 3, Block G of said subdivision, the westerly line of that part of Lot No. 3, Block G, conveyed to Clarence D. Scalf by deed of record in Book 1027, page 626, said Register's Office; thence southerly with the dividing line between said Lots Nos. 2 and 3 of Block G of said subdivision and with Scalf's westerly line 84 feet to a point in said line being in the northerly line of that part of said Lots Nos. 1, 2 and 3, of Block G of said subdivision conveyed to Lillian D. Almond by deed of record in Book 1038, page 496, said Register's Office; thence westerly with Almond's northerly line 93 feet to a point in the easterly margin of McFerrin Avenue 84 feet to the point of beginning.

TRACT 3:

Land in Davidson County, Tennessee, being a part of Lots Nos. 1, 2 and 3, of Block "G", on the plan of Eastwood Addition as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, and being Lot "B" on unrecorded survey of G. Barry Greer Associates described as follows:

Beginning at a point on the easterly margin of McFerrin Avenue; 160 feet southerly from the corner of West Eastland Avenue and McFerrin Avenue; thence eastwardly a distance of 143 feet, thence northwardly 54 feet, thence westerly 143 feet, thence southerly along easterly margin of McFerrin Avenue 54 feet to the point of beginning.

TRACT 4;

Land in Davidson County, Tennessee, being a part of Lots 1, 2 and 3 of Block "G" on the Plan of Eastwood Addition as of record in Book 332, page 63, Register's Office for said County, and according to an unrecorded survey of G. Barry Greer, Associates, being Lot "A" on said survey and described as follows:

Beginning at a point on the easterly margin of McFerrin Avenue, 210 feet southerly from West Eastland Avenue, the point of beginning, being the intersection of McFerrin Avenue and an alley; thence eastwardly with the margin of alley 143 feet; thence northwardly 50 feet; thence westerly 143 feet; thence southwardly along easterly margin of McFerrin Avenue to point of beginning.

Grantors retain and reserve for themselves a permanent FIFTEEN FOOT (15) easement at the back of the property serving as a driveway with direct access to 940 West Eastland Avenue, Nashville, Tennessee.

Being part of the same property conveyed to KAY CRAWLEY, who acquired title as KAY P. WILLIAMS, by deed from T & W AMUSEMENT CO., INC., of record in Book 7444, page 494, said Register's Office.

This conveyance is made subject to:

1. 2005 taxes, which have been prorated and assumed by Grantee.

This is unimproved property known as 725 McFerrin Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14 day of September 2005.

Kay Crawley
KAY CRAWLEY

JAMES CRAWLEY

STATE OF DAVIDSON)
COUNTY OF TENNESSEE)

Personally appeared before me the undersigned notary public in and for said County and State the within Kay Crawley, the bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 14th day of September 2005.

NOTARY PUBLIC

My commission expires: 01-24-09

BRENADE MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF DAVIDSON)
COUNTY OF TENNESSEE)

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NOTARY PUBLIC

My commission expires: 01-24-09

BRENADE MAXWELL
DAVIDSON C