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Davidson County DEEDWARR
Recvd: 09/16/05 13:53 5 pgs
Fees:28.00 Taxes:3330.00
20050916-0111724

SPECIAL WARRANTY DEED

FROM:	Joseph J. Faison, Jr. and wife, Lois B. Faison	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
TO:	JB Realty Group, LLC	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
JB Realty Group, LLC 40 Music Square East Nashville, TN 37203	Same	Map 93-9, Parcel 107.00 Map 93-9, Parcel 108.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $900,000.00

Affiant

Sworn to and subscribed before me this 15th day of September, 2005.

NOTARY PUBLIC
AT LARGE
Sandra F. Brown
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires:

SANDRA F. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph J. Faison, Jr. and wife, Lois B. Faison** (hereinafter, collectively called the "Seller") by these presents does transfer, sell and convey unto **JB Realty Group, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 121 and 123 12th Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 15th day of September, 2005.

SELLER:

Joseph J. Faison, Jr.

Lois B. Faison

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joseph J. Faison, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 2005.

Notary Public

My Commission Expires:

SANDRA F. BROWN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandra F. Brown
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lois B. Faison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 2005.

Sandra F. Brown
Notary Public

My Commission Expires: SANDRA F. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandra F. Brown
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Being Lot Nos. 227 and 228 on the Plan of McNairy's West Nashville Lots, as of recordd in Minute Book "C" Pages 136 and 137, of the Chancery Court at Nashville, described according to a survey made by W. B. Southgate, Surveyor, April 1, 1936, as follows:

Beginning on the westerly margin of 12th Avenue North at a point 200 feet north of an alley, said point being the common corner of Lot Nos. 228 and 229; thence with the westerly margin of said Avenue, northwardly 110 feet to the southerly margin of Grundy Street; thence with the southerly margin of said Street, westwardly 153 feet 10 inches to the easterly margin of an alley; thence with said alley southwardly 77 fee to an iron pin at the corner of Lot Nos. 228 and 229; thence with the line between said two lost eastwardly 150 feet to the beginning.

Being the same property conveyed to Joseph J. Faison, by Deed of Record in Instrument No. 20030616-0082636, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 229 on McNairy's Plan of West Nashville Lots, as of record in Plan Book 1, page 15, and Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot No. 229 fronts 50 feet on the westerly side of 12th Avenue, North, formerly McNairy Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lois B. Faison, by Deed of Record in Instrument No. 20030603-0075699, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2005, a lien, not yet due and payable.

2.