Davidson County DEEDWARR
Recvd: 11/16/05 11:57 3 pgs
Fees:18.00 Taxes:1387.50

20051116-0138500

WARRANTY DEED

FILE BOX 19B
05-08-013-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of November, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WEST IRIS PARTNERS, LLC (NAME)	" NEW OWNER " (NAME)	118-11-0
2617 Grandview Avenue (ADDRESS)	(ADDRESS)	26.00/27.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THOMPSON LANE PROPERTIES, A JOINT VENTURE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WEST IRIS PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE / LOT 3, BLOCK "B" BERRY HILL GARDENS
BEGINNING at an iron pin found in the easterly margin of West Iris and the southwesterly corner of Lot 2, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Thompson Lane Properties, Deed Book 7738, Page 550, Register's Office for Davidson County, Tennessee; and as shown on the Survey by and described according to a Survey by SPEARS SURVEYING, P.O. Box 43, Kingston Springs, TN 37082 (615) 830-6182, STEVEN K. SPEARS, Tennessee Registered Land Surveyor No. RLS#1651, dated September, 2004, and revised on November 2, 2005;

THENCE leaving said Lot 2 and continuing with the easterly margin of West Iris North 27° 03' 06" West a distance of 64.78' to an iron pin found, said pin being the southeasterly corner of Lot 4, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Paul Scholten Property, Deed Book 11312, Page 691, said Register's Office.

THENCE leaving the easterly margin of West Iris and continuing with the easterly line of Scholten Property North 61° 38' 45" East a distance of 151.71' to an iron pin found, said pin being the westerly line of Lot 30, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Paul Scholten Property, Deed Book 11312, Page 693, said Register's Office'

THENCE with Scholten's westerly line South 27° 24' 20" East a distance of 14.25' to a point, said point being the northwesterly corner of Lot 31, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Alton Ray Binkley, Deed Book 11439, Page 408, said Register's Office;

THENCE with Binkley's westerly line South 06° 14' 52" East a distance of 60.15' to an iron pin found, said pin being the northwesterly corner of Lot 2, said pin also being the westerly line of Lot 32 Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Nancy Kirkland & Clive Gregson, Instrument No. 20020531-0066071, said Register's Office;

THENCE leaving said westerly line and continuing with the westerly line of Lot 2, South 63° 56' 09" West a distance of 130.41' to the point of BEGINNING.

Containing an area of 0.22 acres, more or less.

TRACT TWO / LOT 2, BLOCK "B" BERRY HILL GARDENS
BEGINNING at an iron pin found in the easterly margin of West Iris and the southwesterly corner of Lot 1, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Luton Property Partners, Deed Book 7805, Page 804, Register's Office for Davidson County, Tennessee; and as shown on the Survey by and described according to a Survey by SPEARS SURVEYING, P.O. Box 43, Kingston Springs, TN 37082 (615) 830-6182, STEVEN K. SPEARS, Tennessee Registered Land Surveyor No. RLS#1651, dated September, 2004, and revised on November 2, 2005;

THENCE leaving said Lot 1 and continuing with the easterly margin of West Iris, North 27° 34' 24" West a distance of 80.08' to an iron pin found, said pin being the southeasterly corner of Lot 3, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Thompson Lane Properties, Deed Book 7738, Page 550, said Register's Office;

- Continued on Page 2 -

- Continued from Page 1 -

THENCE leaving the easterly margin of West Iris and continuing with the easterly line of Lot 3, North 63° 56' 09" East a distance of 130.41' to an iron pin found, said pin being the westerly line of Lot 32, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, Nancy Kirkland & Clive Gregson, Instrument No. 20020531-0066071, said Register's Office;

THENCE with the westerly line of Lot 32 South 06° 10' 37" East a distance of 84.96' to a point on the concrete of a sanitary manhole, said point being the southwesterly corner of Lot 33, Block "B" Berry Hill Gardens, Plat Book 1130, Page 36, J. E. Haskins, Deed Book 2138, Page 447, said Register' Office, said point also being the northwesterly corner of Lot 1;

THENCE leaving Haskins and continuing with the westerly line of Lot 1 South 63° 50' 46" West a distance of 99.40' to the point of BEGINNING.

Containing an area of 0.21 acres, more or less.

BEING the same property conveyed to THOMPSON LANE PROPERTIES, A TENNESSEE JOINT VENTURE, By Deed From Planned Facilities Corporation, a Tennessee Corporation, dated November 10, 1991, of record in Book 7738, Page 550, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING partially unimproved ☒ & Improved ☒ property known as: 650-652 West Iris Drive, Nashville, TN, 37204.

(House Number) (Street) (City or Town) (State) (Zip)

- Continued on Page 3 -

- Continued from Page 2 -

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 15th day of November, 2005

THOMPSON LANE PROPERTIES,
A JOINT VENTURE

By:_____
MICHAEL D. SHMERLING, MANAGING JOINT VENTURER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING JOINT VENTURER of **THOMPSON LANE PROPERTIES, A JOINT VENTURE,** the within named bargainor(s), a Joint Venture, and that he as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of November, 2005.

My Commission Expires: 03/31/07

_____
Notary Public

