Davidson County DEEDWARR
Recvd: 11/22/05 10:31 3 pgs
Fees:18.00 Taxes:444.00
20051122-0140953

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
G & R Properties	New Owner	Map 82-5
1410 3rd Avenue North		Parcels 134.00
Nashville, TN 37208		and 139.00

260

This instrument prepared by : Weldon B. White, 4515 Harding Pike, Ste. 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Werthan Packaging, Inc., a Tennessee corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **G & R Properties, a partnership** (The "Grantees"), their heirs and assigns, the tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. All matters of record in Plat Book 57, page 101, said Register's Office.
3. Sewer line easement of record in Book 1291, page 593, said Register's Office.

This is unimproved property located on 1st Avenue North and 2nd Avenue North, Nashville, Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2005.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of November, 2005.

Werthan Packaging Inc., a Tennessee corporation

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anthony Werthan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of Werthan Packaging, Inc., a Tennessee corporation, and that he as such Chairman executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of November, 2005.

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC AT LARGE VICKY K. MILLER

Notary Public

My Commission Expires: 3-31-07

EXHIBIT A

PROPERTY DESCRIPTION – PARCEL 139

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the westerly margin of 1st Avenue North, said point also being the northeast corner of the McRedmond Brothers, Inc. property of record in Book 39, Page 558, R.O.D.C., TN.;

Thence, leaving said road, S 58°11'58" W, a distance of 174.80 feet to a point situated in the easterly margin of Alley No. 222;

Thence, along said alley, N 31°55'42" W, a distance of 200.00 feet to a point;

Thence, leaving said alley, N 58°11'58" E, a distance of 174.80 feet to a point situated in the westerly margin of 1st Avenue North;

Thence, along said road, S 31°55'42" E, a distance of 200.00 feet to the point of beginning and containing 34,959.913 square feet or 0.803 acres of land.

Being the same property conveyed to Werthan Packaging, Inc. of record in Book 7741, Page 757 in the Register's Office for Davidson County, Tennessee. Also being Lots 105, 106, 107 & 108 on the plat of McGavock City Park of record in Book 57, Page 101 in The Register's Office for Davidson County, Tennessee.

PROPERTY DESCRIPTION – PARCEL 134

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the easterly margin of 2nd Avenue North, said point also being the northwest corner of the 8863, LLC property of record in Instrument No. 20011220–0140526, R.O.D.C., TN.;

Thence, along said road, N 31°55'42" W, a distance of 40.00 feet to a point;

Thence, N 58°11'58" E, a distance of 174.80 feet to a point situated in the westerly margin of Alley No. 222;

Thence, along said alley, S 31°55'42" E, a distance of 40.00 feet to a point;

Thence, leaving said alley, S 58deg11'58" W, a distance of 174.80 feet to the point of beginning and containing 6991.983 square feet or 0.161 acres of land.

Being the same property conveyed to Werthan Packaging, Inc. of record in Book 7741, Page 757 in the Register's Office for Davidson County, Tennessee. Also being the north 40 feet of Lot 93 on the plat of McGavock City Park of record in Book 57, Page 101 in The Register's Office for Davidson County, Tennessee.