050800332

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 600.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st
DAY OF November 2005

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: _____

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
G & R Properties (NAME)	SAME (NAME)	82-5-135
1410 3rd Ave. North (ADDRESS)	(ADDRESS)	82-5-138
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 81,600.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ALBERT L. MENEFEE, JR.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

G & R PROPERTIES

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Davidson County DEEDWARR
Recvd: 11/23/05 11:21 3 pgs
Fees:18.00 Taxes:301.92
20051123-0141771

This is unimproved (X) improved ( ) property, known as 2nd Ave., N. - Nashville, TN
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21st day of November 2005.

ALBERT L. MENEFEE, JR.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALBERT L. MENEFEE, JR., the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of November, 2005.

My Commission expires:
5/24/08

Notary Public

THOMAS T. PENNINGTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

TRACT 1:

Land in Davidson County, Tennessee, being a part of Lots 95, 96 and 97, on the McGavock City Park Lots of record in Book 57, page 101, and described as follows:

Said property being triangular in shape and fronts 210 feet more or less on the southeasterly margin of Cement Plant Road and extends back 155 feet more or less on the southerly line and 145 feet more or less along the westerly margin of an alley to a point of intersection.

Being the same property conveyed to ALBERT L. MENEFEE, JR., by deed of record in Book 5325, page 587, Register's Office for said County.

TRACT 2:

Land in Davidson County, Tennessee, being a part of Lots 101, 102, 103 and 104 on the McGavock City Park Lots of record in Book 57, page 101, described as follows:

Beginning at a point in the southerly margin of Hume Street at the southwesterly intersection of Hume Street and 1st Avenue North; thence with the margin of Hume Street, southwestwardly 13 feet more or less to a point in the easterly margin of Cement Plant Road; thence with the margin of the same, southwestwardly 220 feet more or less to a point in the easterly margin of an alley; thence with the margin of the same southeasterly 54 feet more or less to a point, said point being the easterly rear corner of Lots 104 and 105 of said subdivision; thence with the common line of the same northeasterly 110.7 feet to a point said point being the southerly most point of the I. C. G. R. R.; thence with the common line of the same northerly 157 feet more or less to a point in the southerly line of Lot 101 and northerly line of Lot 102; thence with the line between said two lots, northeasterly 15 feet to a point in the easterly margin of 1st Avenue North; thence the margin of the same northwesterly 54 feet to the point of beginning.

Being the same property conveyed to ALBERT L. MENEFEE, JR., by deed of record in Book 5325, page 585, Register's Office for said County.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR

This conveyance is made subject to the following:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 8608, page 136, said Registers Office. (Tract 2)

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, page 773, said Register's Office. (Tract 2)

3. Any interest of the CSX Railroad in and to the premises.