Davidson County DEEDWARR
Recvd: 12/19/05 09:30 3 pgs
Fees:18.00 Taxes:2534.50
20051219-0151527

This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County Box 14-A
File No. 19340-6
Map 119-09-0;
Parcel 173.00

ADDRESS NEW OWNER AS FOLLOWS:
Charles G. Myers
P. O. Box 50416
Nashville, TN 37205-4225

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, R. O. Rivera, an unmarried man, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Charles G. Myers, hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin at the Northwest intersection of Foster Avenue and Carter Street in Davidson County, Tennessee and being particularly described as follows:

(1) Thence, along the northerly margin of Carter Street N73°15'42" West, 310.62 feet to an iron pin;
(2) Thence, along the easterly margin of a 20-foot alley, N02°36'36" East, 115.26 feet to an iron pin;
(3) Thence, along the southerly margin of a 20-foot alley, S85°01'15" East, 230.25 feet to an iron pin;
(4) Thence, along the westerly margin of Foster Avenue, with a curve to the left, having a central angle of 15°24'05", a radius of 573.77 feet and an arc length of 154.26 feet to an iron pin;
(5) Thence, S24°51'38" East, 41.55 feet to the point of BEGINNING, containing 36,945.53 square feet or 0.85 acres (more or less) according to As-Built Survey of Rivera Property, 2711 Foster Avenue (Map 119-9, Parcel 173), prepared by Volunteer Land Surveying Services, Phillip E. Holmes Jr., Tennessee R. L. S. No. 1728, dated December 8, 2005 and bearing file no. 25174.

The subject property is improved commercial property generally known as 2711 Foster Avenue, Nashville, Tennessee 37210.

BEING the same property conveyed to R. O. Rivera and wife, Ernestine Rivera by Special Warranty Deed from Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings and Loan Association, F. A., of record in Book 9570, page 865, Register's Office for Davidson County, Tennessee. Said interest is now vested in R. O. Rivera as surviving tenant by the entirety, the said Ernestine Rivera having since died on July 5, 2002.

The subject property is improved commercial property generally known as 2711 Foster Avenue, Nashville, Tennessee 37210.

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 paid at closing by the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and, the Grantor further covenants with the said Grantee that 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 on the attached Exhibit "A". Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 16th day of December, 2005.

R. O. Rivera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. O. Rivera, the 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 official seal on this the 16th day of December, 2005.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 685,000.00.

Affiant

Subscribed and sworn to before me this the 16th day of December, 2005.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 119-09-0; Parcel 173.00
2. Matters shown on the Plan of record in Book 421, page 57, Register's Office for Davidson County, Tennessee.
3. Matters shown on As-Built Survey of Rivera Property, 2711 Foster Avenue (Map 119-9, Parcel 173) prepared by Volunteer Land Surveying Services, Phillip E. Holmes Jr., Tennessee R. L. S. No. 1728, dated December 8, 2005 and bearing file no. 25174.