Davidson County DEEDWARR
Recvd: 02/17/06 11:15 3 pg
Fees:18.00 Taxes:2719.50
20060217-0019331

This instrument prepared by:

First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-1089212**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixteenth day of February, 2006**, by and between **Carroll V. Kroeger and wife, Grace Lee Kroeger**, parties of the first part, and **Dean Tennessee Investment, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK 58 IN O. B. HAYES ROKEBY PLAN AS RECORDED IN BOOK 21, PAGE 87, SAID REGISTER'S OFFICE.

SAID PART OF BLOCK 58 FRONTS 60 FEET ON THE WESTERLY SIDE OF SEVENTEENTH AVENUE SOUTH AND RUNS BACK 164.5 FEET ON THE SOUTHERLY LINE AND 164.5 FEET ON THE NORTHERLY LINE TO A LINE IN THE REAR WHICH MEASURES 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CARROLL V. KROEGER AND WIFE, GRACE LEE KROEGER BY INSTALLMENT DEED FROM CARROLL V. KROEGER, II, UNMARRIED, RECORDED ON THE 10TH DAY OF FEBRUARY, 1999 IN DEED BOOK 11335, PAGE 165, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

Parcel ID # **104-8**
X Improved OR
Unimproved property located at: **1617 17th Avenue South, Nashville, Tennessee 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Carroll V. Kroeger

Grace Lee Kroeger

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carroll V. Kroeger and wife, Grace Lee Kroeger** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Sixteenth day of February, 2006.**

Notary Public

Judy A. Lehman
Notary Public
State of Tennessee
Notary Public
Williamson County

My Commission Expires: March 10, 2007

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Owner's Name: **Dean Tennessee Investment, LLC**

and Address: **1617 17th Avenue South**
Nashville, TN 37212

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Patty Dean
2235 Okeechobee Blvd.
W. Palm Beach, Florida
33409

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$735,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixteenth day of February, 2006.**

Notary Public

My Commission Expires: 3-10-07

Judy A. Lehman
State of Tennessee Notary Public
Williamson County