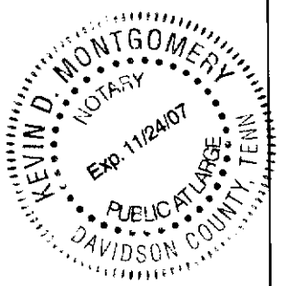
# WARRANTY DEED




Davidson County DEEDWARR
Recvd: 03/01/06 12:49 4 pgs
Fees:23.00 Taxes:2682.50
20060301-0023596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brent L. Willis | SAME | Map 70-06 |
| (NAME) 405 Hunterwood Court | (NAME) | Parcels 40, 44, 47, 41, 42, 46 and 48 |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SYLVIA L. CARNEY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CITY BLUFFS ON THE CUMBERLAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**1. Property commonly known as: 1108 and 1116 and 1120 West Trinity Lane, Nashville, TN 37218 (Map 70-06 Parcel 47 and Map 70-06 Parcel 44 and Map 70-06 Parcel 40, respectively):**

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract 1:
Being part of Lot No. 13 on the Map showing subdivision of J. S. Spurlock's Lands, not of record, described as follows: Beginning at a point in the line between Lots No. 12 and 13 at the southwest corner of that part of said Lot No. 13 conveyed to William Rufus Silver and wife, by deed from Mai Litchford Shaw, of record in Book 2797, page 386, Register's Office for Davidson County, Tennessee; thence eastwardly 210 feet to a point in the line between Lots No. 13 and 14 being north 20° west 250 feet from the northeast corner of that part of said Lot No. 13 conveyed to Leon C. Carney and wife, by deed from Mai Litchford Shaw and husband, of record in Book 2796, page 468, said Register's office; thence south 20° east 250 feet to said Carney's northeast corner; thence with said Carney's northern boundary line westwardly 210 feet to the line between said Lots No. 12 and 13; thence with the line between said Lots north 20° west 250 feet to the beginning.

Tract 2:
Being parts of Lots No. 14, 15, 16 and 17 on said map, described together as follows:

Beginning in the center of West Trinity, formerly Youngs Lane, at the Northeast corner of that part of Lot No. 14 conveyed to James R. Blessing and wife, by deed from Roy Hamilton and wife, of record in book 1306, page 142, said Register's Office; thence with the center of said Lane north 69° 15' east 105 feet; thence south 19° 45' east, passing the northwest corner of the property conveyed to Tommie M. Weaks by deed of correction from Mai Litchford Shaw, of record in book 2746, page 296, said Register's Office, at 25 feet, in all 275 feet to said Weaks southwest corner; thence with said Weaks' southern boundary line and the southern boundary line of the property conveyed to Sylvia Carney by deed from Mai Litchford Shaw of record in book 2106, page 455, said Register's Office, eastwardly 241 feet, more of less, to said Carney's southeast corner, being on the westerly margin of a 25 foot private lane; thence with said Carney's eastern boundary line and the westerly margin of said private lane north 17° 45' west, passing said Carney's northeast corner at 254 feet, in all 279 feet to the center of said West Trinity Lane; thence with the center of same eastwardly to the northwest corner of that part of lot No. 16 conveyed to Alfred Ray Coffee and wife, by deed from Mai Litchford Shaw and husband of record in book 2648, page 282, said Register's Office; thence with said Coffee's western boundary

line south 21° 30' east 250 feet to said Coffee's southwest corner; thence with said Coffee's southern boundary line eastwardly 100 feet to a point in the western boundary line of the property conveyed to Willia Alfred Johnson and wife, by deed from Mai Shaw, of record in book 2803, page 150, said Register's office; thence with said Johnson's western boundary line south 22° east 307 feet to said Johnson's southwest corner; thence with said Johnson's southern boundary line north 68° 30' east 50 feet to the northwest corner of the property conveyed to Cletus Ball and wife by deed from Mai Shaw and husband, of record in book 2796, page 150, said Register's Office; thence with said Ball's western boundary line south 269 feet to an iron pipe in a branch, and continuing with said branch south 47° 30' east 68.2 feet and south 65° 15' east 118 feet to said Ball's southwest corner; thence with said Ball's southern boundary line north 41° east 190 feet to the westerly margin of a 25 foot lane, being said Ball's southeast corner; thence with the westerly margin of said lane southwardly to the northern boundary line of the property conveyed to E. M. Wright by deed from Mrs. Mai Shaw, of record in book 2640, page 594, said Register's office; thence with said Wright's northern boundary line south westwardly 175 feet, more or less, to the line between lots Nos. 16 and 17; thence with the line between said lots and said Wright's western boundary line south 47-1/4° east 240 feet to the low water mark of Cumberland River; thence with the low water mark of said River, westwardly 790 feet, more or less, to the southeast corner of the property conveyed to Leon C. Carney and wife, by deed from James R. Blessing and wife, of record in Book 2147, page 321, said Register's Office; thence with said Carney and said Blessing's eastern boundary line north 19° 45' west 1175 feet, more of less, to the beginning.

Being the same property conveyed to L. C. Carney and wife, Sylvia L. Carney, by deed from Roy Shaw and wife, Mai Litchford Shaw of record in Book 3066, page 466, said Register's Office. Roy Shaw and wife, Mai Litchford Shaw retained a life estate in said property by said deed of record in Book 3066, page 466, said Register's Office. The said L.C. Carney has since died. The said Roy Shaw and Mai Litchford Shaw have since died.

**2. Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218 (Map 70-06 Parcel 41):**

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being the southerly part of lot No. 13 on the Map showing subdivision of J. S. Spurlock's Lands, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning on the dividing line between Lots No. 12 and 13 at a point 500 feet south of the center of West Trinity Lane, formerly Young's Lane, said point also being 500 feet south of the northeast corner of the property conveyed to George Putnam and wife, by deed from Fred B. Whisenhunt and wife, of record in Book 1449, page 451, Register's Office for said County; thence with said dividing line south 20 degrees east 720 feet, more or less, to low water mark of the Cumberland River; thence with said low water mark northeastwardly 210 feet to the corner of lots Nos. 13 and 14; thence with the line between said two lots north 20 degrees west 700 feet, more or less, to a point 500 feet south of the center of West Trinity Lane or Young's Lane, as located on said survey; thence westwardly 210 feet to the beginning.

Together with an easement for right-of-way from the northerly line of the above described property to West Trinity or Young's Lane, across a strip of land 25 feet wide, the westerly line of which is 85 feet east of and parallel with the westerly line of said lot No. 13.

Being the same property conveyed to Leon C. Carney and wife, Sylvia L. Carney, by Installment Deed from Mai Litchford Shaw and husband, Roy Shaw, of record in Book 2796, page 468, said Register's Office. The said Leon C. Carney has since died, vesting title solely in Sylvia L. Carney.

**3. Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218 (Map 70-06 Parcel 42):**

Land in the 13th Civil District of said County, being the southerly part of the westerly one-half of lot No. 14 on the map showing J. S. Spurlock's Subdivision, not of record, described as follows:

Beginning on a point in low water mark of the Cumberland River at the corner of Lots No. 13 and 14; thence with the line between said two lots north 19° 45' west 595 feet, more or less, to a point 580 feet south of the southerly margin of Trinity Lane; thence north 69 ° 15' east 105 feet; thence south 19° 45' east 595 feet, more or less, to low water mark of the Cumberland River; thence with same westwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to Leon C. Carney and wife, Sylvia L. Carney, by deed from James R. Blessing and wife, Ola Mai Blessing, of record in Book 2147, page 321, said Register's Office. The said Leon C. Carney has since died, vesting title solely in Sylvia L. Carney

4. **Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218 (Map 70-06 Parcel 46):**

Being part of lots Nos. 15 and 16 on the map showing J. S. Spurlock's Subdivision, not of record, described according to a survey made by Geo W. Watkins, Surveyor, August 6, 1951 as follows:

Beginning at an iron pin on the southerly margin of Trinity Lane, formerly Youngs Lane, at the northeast corner of the property conveyed to Tommie M. Weaks by deed from May Litchford Shaw, of record in book 2018, page 93, Register's Office for said County; thence with the southerly margin of said Trinity Lane, north 69° 15' east 145 feet to the westerly margin of a private lane; thence with the westerly margin of said private lane, south 17° 45' west 254 feet; thence south 70° 45' west 140 feet; thence north 19° west 25 feet to the southeast corner of the said Weaks property; thence with the eastern boundary line of the said Weaks property, north 19° west 250 feet to the beginning, containing 0.8 of an acre, more or less.

Being the same property conveyed to Sylvia Carney by deed from May Litchford Shaw of record in Book 2106, page 455, said Register's Office.

5. **Property commonly known as: 1106 West Trinity Lane, Nashville, Tennessee 37218 (Map 70-06 Parcel 48):**

Land in the 12th Civil District of Davidson County, Tennessee, being the northeasterly part of lot No. 16 on the Map showing the Subdivision of the J. S. Spurlocks Lands, and described according to a loan survey prepared by T. R. Sanford, Surveyor, on February 28, 1956, as follows:

Beginning at a point in the center line of West Trinity Lane, formerly Youngs Lane, at the common corner of Lots Nos. 16 and 17 on said Plan; thence with the boundary line between said Lots south 21-1/2° east 250 feet to a point; thence westwardly and parallel to the center line of West Trinity Lane; 100 feet to a point; thence north 21-1/2° west 250 feet to the center line of West Trinity Lane; thence with the center line of said Lane eastwardly 100 feet to the point of beginning.

Being the same property conveyed to Leon C. Carney and wife, Sylvia L. Carney, by deed from Alfred Ray Coffee and wife, Caroline Elizabeth Coffee, of record in Book 3132, page 155, said Register's Office. The said Leon C. Carney has since died vesting title solely in Sylvia L. Carney.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s) and (b) easements of record in Book 2796, page 468, Book 2148, pages 137 and 588, Book 2498, page 389 and Book 7790, page 405, said Register's Office.

unimproved ☐

This is improved ☒ property, known as West Trinity Lane, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 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 28th day of February, 2006.

Sylvia L. Carney

Sylvia L. Carney

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 Sylvia L. Carney, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public