3/13
Gullet
Hamlin

Davidson County DEEDWARR
Recvd: 03/27/06 16:12 2 pgs
Fees:13.00 Taxes:2775.00
20060327-0034826

THIS INSTRUMENT PREPARED BY: **Mollie E. Mahan** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $750,000.00. William Terry Cantrell Affiant Subscribed and sworn to before me, this 23rd day of March, 2006. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address New Owner As Follows: William Terry Cantrell P. O. Box 90659 Nashville, TN 37209-0659	Send Tax Bills To: New Owner	Map-Parcel Number: 092-16-0 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLSON'S HI-FIDELITY CENTER, INC.,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM TERRY CANTRELL**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 146 of the Boyd Home Tract, as of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Commencing at an iron rod in the westerly right-of-way margin of 19th Avenue and the northerly right-of-way margin of Broadway; thence with said northerly right-of-way of Broadway S 37° 39' 46" W 104.7 feet to an iron rod, the point of beginning; thence continuing with said right-of-way S 37° 39' 46" W 63.55 feet to an iron pipe; thence leaving said right-of-way N 36° 01' 53" W 139.35 feet to a railroad spike in the Southerly right-of-way margin of a 10 foot alley; thence with said right-of-way N 42° 34' 35" E 12.64 feet to a railroad spike in the Easterly right-of-way margin of a 12 foot alley; thence with said right-of-way margin N 35° 32' 42" W 9.22 feet to a railroad spike in the Southerly right-of-way margin of a 6 foot private alley; thence with said right-of-way N 55° 25' 59" E 47.98 feet to a railroad spike; thence leaving said

alley S 36° 16' 22" E 132.00 feet to the point of beginning, containing 0.18 acres, more or less, according to the boundary survey by A & A Engineers, Inc. dated January 26, 1995, revised August 16, 1996, Job No. 5348-95.

Being the same property conveyed to Nicholson's Hi-Fidelity Center, Inc., a Tennessee corporation, by deed from Alexander M. Nicholson, Jr. of record as Instrument No. 20051109-0135864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

This is improved property known as 1904 Broadway, Nashville, TN 37203.

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 it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of March, 2006.

NICHOLSON'S HI-FIDELITY CENTER, INC.,
a Tennessee corporation

By: Alexander M. Nicholson Jr., President
Alexander M. Nicholson, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER M. NICHOLSON, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of March, 2006.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

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