WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 11:13 2 pgs
Fees:13.00 Taxes:925.00

20060331-0036568

21535

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 5/2/08

BRENDA FRANKS HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Grove Park Construction LLC	New Owner	Map and Parcel 131-03-0-56.00
260 Sontag Drive		
Franklin, Tennessee 37064		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTIN H. WARREN AND WIFE, NANCY W. WARREN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto GROVE PARK CONSTRUCTION LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Situated in Davidson County, Tennessee, being parts of Lots 67 and 68 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Overhill Drive as shown on the Plan of J. G. Grissom's Subdivision of record in Book 1424, page 36, Register's Office for Davidson County, Tennessee, said point being 339 feet east of a 20 foot reserved strip as shown on the plan of Overton Hills Subdivision, of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, thence North 2 deg. 30' East 217.79 feet to a point in the south line of the Smith property; thence along Smith's line South 87 1/2 deg. East 93 feet, thence South 2 deg. 30' West 217.79 feet to the north margin of Overhill Drive; thence along the margin of said Drive North 87 deg. 36' West 93 feet to the point of beginning.

Being the same property conveyed to Martin H. Warren and wife, Nancy W. Warren by warranty deed from Linda Nicks Nash, Beneficiary under the Last Will and Testament of Cecil C. Nicks, deceased, of record in Instrument No. 20030828-0125250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 131-03-0, Parcel 56.00.
b. All matters appearing on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place of record in Plat Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee.
c. Restrictive covenants of record in Book 1944, page 227, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 1916 Overhill Drive, Nashville, Tennessee 37215.

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(S), its successors and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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 my/our hand(s) this 28th day of March, 2006:

Martin H. Warren by Nancy W. Warren,
His Attorney in Fact

Nancy W. Warren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named NANCY W. WARREN, the bargainor(s), 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 Franklin, Tennessee, this 28th day of March, 2006.

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 05/02/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2006, before me personally appeared Nancy W. Warren, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martin H. Warren, and who acknowledged that she executed the same as the free act and deed of said Martin H. Warren by virtue of the Power of Attorney, duly executed by the said Martin H. Warren and appearing of record in Instrument No. _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 28th day of March, 2006, in Franklin, Tennessee.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY