313
Hollins
Lisa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $365,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 21TH day of April 2006

Notary Public
My Commission Expires: March 22, 2008

BRENDT E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/27/06 16:02 4 pgs
Fees:22.00 Taxes:0.00
20060427-0048612

ADDRESS NEW OWNER:
222 Third Avenue North
Nashville, TN 37201

SEND TAX BILL TO:
EXEMPT

Map 104-15-0
Parcel: 203.00

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 of which is hereby acknowledged, the ALFORD FAMILY, LLC, a Tennessee limited liability company, as to a fifty percent (50%) undivided tenants in common interest, and the BUCHANAN FAMILY, LLC, a Tennessee limited liability company, as to a fifty percent (50%) undivided tenants in common interest, hereinafter, collectively, the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter the GRANTEE, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED
HEREIN BY THIS REFERENCE.

This is improved property known as 2102 Ashwood Avenue, Nashville, Tennessee

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED
HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 27th day of April 2006.

GRANTOR:

ALFORD FAMILY, LLC, a
Tennessee limited liability company

By: Marceleen R. Alford
Its: Chief Manager

BUCHANAN FAMILY, LLC, a
Tennessee limited liability company

By: Poppy P. Buchanan
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Marceleen R. Alford, the Chief Manager of Alford Family, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as such Chief Manager, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the Alford Family, LLC, a Tennessee limited liability company, by herself as Chief Manager.

WITNESS my hand, at office, this 27th day of April 2006.

Notary Public

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES: March 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Poppy P. Buchanan, the Chief Manager of Buchanan Family, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as such Chief Manager, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the Buchanan Family, LLC, a Tennessee limited liability company, by herself as Chief Manager.

WITNESS my hand, at office, this 27th day of April 2006.

Notary Public

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: March 22, 2008

My Commission Expires: _____

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of H.P. Jacob's Subdivision of the W.M. Manley Tract, called "Hillsboro Place," of record in Plat Book 547, Page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alford Family, LLC, a Tennessee limited liability company, a fifty percent (50%) undivided tenants in common interest, and to the Buchanan Family, LLC, a Tennessee limited liability company, a fifty percent (50%) undivided tenants in common interest, by deed from Richard Buchanan, Poppy Buchanan, Robert Alford, and Marceleen R. Alford, and The Poppy P. Buchanan Living Trust dated June 5, 1992, as to a one-fourth, undivided interest of record in Instrument No. 20040102-0000413, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2006 and subsequent years: A lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 547, Page 27, Register's Office for Davidson County, Tennessee.

3. Metro Letter of record in Book 4855, Page 810, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 5438, Page 231, Register's Office for Davidson County, Tennessee.