Davidson County DEEDWARR
Recvd: 05/05/06 14:21 2 pgs
Fees:13.00 Taxes:1572.50
20060505-0052697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C
121 First Avenue
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Terry
112 Acklen Park Drive
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
10402010600

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Urban Concepts, LLC**, a Tennessee limited liability company, hereinafter referred to as **GRANTOR**, hereby transfer and convey to **Robert Terry and Patrick Terry** each an undivided ½ interest, hereinafter referred to as **GRANTEES**, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain Tract or Parcel of land situated in Davidson County, Tennessee being more particularly described as follows:

Land in Davidson County, Tennessee being the west 65 feet front and 70 feet rear of Lot No. 46 on the revised map of West End Park, as of record in Book 421, page 62 and 63, Register's Office for Said County.

Said part of said Lot fronts 65 feet on the North side of Long Boulevard and runs back between lines measuring 137.3 feet on the West side and 147.7 feet more or less, on the East side to an alley in the rear on which it measures 70 feet.

Being the same property conveyed to Urban Concepts, LLC by deed from Dennis Wenner of record as Instrument No. 20060505-0052696 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of record of West End Park of record in Book 421, page 82 and 83 Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7358, page 1, Register's Office for Davidson County, Tennessee.

Taxes for year(s) 2006 and thereafter, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3124 Long Blvd, 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 GRANTEES, their heirs and assigns forever, and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 26th day of April, 2006.

URBAN CONCEPTS, LLC

By: _____
William A. Watson, III
Its: Chief Manager

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 William A. Watson, III, with whom I a am personally acquainted and who proved himself to be the Chief Manager of Urban Concepts, LLC, a Tennessee limited liability company, and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2006.

_____
Notary Public

10/10/07
My Commission Expires

DONALD R. RAMMETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY