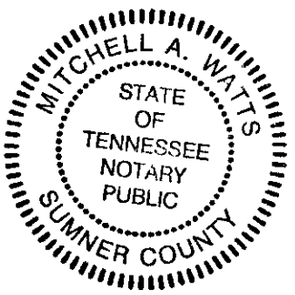
Davidson County DEEDWARR
Recvd: 05/25/06 11:04 2 pgs
Fees:13.00 Taxes:924.63

20060525-0061541



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jacob C. Dexheimer	Suntrust Mortgage Inc	092-13-0
3807 Nevada Avenue	PO Box 79041	GROUP
Nashville, Tennessee 37209	Baltimore MD 21279-0041	PARCEL 244.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Nine Hundred Dollars and Zero Cents ($249,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Hoyt Bell Family Limited Partnership, a Georgia limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jacob C. Dexheimer, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING part of Block No. 30 on the Map of Charlotte Park Company's Second Addition Extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at the southerly margin of Nevada, formerly 3rd Avenue, 150.0 feet westerly from the westerly margin of 38th Avenue North (formerly "A" Street); running thence westerly with the southerly margin of Nevada Avenue 50.0 feet; thence southerly and parallel with 38th Avenue North 150.0 feet to the northerly margin on an alley; thence easterly with the northerly margin of said alley 50.0 feet; thence northerly and parallel with 38th Avenue North 150.0 feet to the beginning.

BEING the same property conveyed to Hoyt Bell Family Limited Partnership, by deed dated September 21, 2005, from Hollace R. McKinley and wife, Myrna McKinley, of record as Instrument No. 20051003-0118584 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 3807 Nevada Avenue, Nashville, Tennessee 37209

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/her heirs and assigns forever; and Grantor does covenant 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 Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 19th day of May, 2006.

Hoyt Bell Family Limited Partnership

By: BCZ, Inc., its sole general partner

By: _____
Katy S. Zuccarello, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katy S. Zuccarello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of BCZ, Inc., a Georgia corporation, the sole general partner of Hoyt Bell Family Limited Partnership, a Georgia Limited Partnership, the within named bargainor, a corporation, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2006.

Commission expires: September 30, 2009

_____
Mitchell A. Watts Notary Public

