Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/06 13:31 4 pgs
Fees:23.00 Taxes:2775.00

20060606-0066851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 11/14/09

LAURIE A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Soileau	same	MAP 93-6-3
(NAME)	(NAME)	
104 5th AVENUE SOUTH		PARCEL 112
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack D. Johnson and wife, Edith H. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill Soileau

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Map of the First Academy Plan, being known as 104 5th Avenue, South, and described as follows:

Beginning at a point in the easterly margin of 5th Avenue, South, 170 feet 11 3/4 inches south of Broad Street; thence easterly 162 feet to the west side of a brick wall; thence along the west side of said wall, North 8 feet to a fence; thence along said fence, west, parallel to Broad Street, 121 feet to a point; which point is 40 feet east of 5th Avenue, South; thence northerly parallel to 5th Avenue, South 43 feet 11 3/4 inches; thence westerly 40 feet to the margin of 5th Avenue, South; thence southerly along the margin of the same, 53 feet 11 3/4 inches to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE, are the following tracts of land taken by the Metropolitan Development and Housing Agency of record in Instrument No. 20010618-0064468 and 20010619-0064879, said Register's Office:

Tract 1:
Being a parcel of land located in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located generally along the

CONTINUED

unimproved ( )
This is improved (X) property, known as 104 5th Avenue South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 31st day of May, 2006

Jack D. Johnson

Edith H. Johnson

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 Jack D. Johnson and wife, Edith H. Johnson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 1st day of May 2006.

Commission expires 11/14/09

LAURA A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

east right of way of Fifth Avenue South and south of Broadway, being a portion of Parcel 112 as shown on Davidson County Property Map No. 93-6-3 and being more particularly described as follows:

Beginning at an existing p.k. nail located in the easterly right of way of Fifth Avenue South, said nail being 108.25 feet from the southerly right of way of Broadway and also being the northwest corner of the recorded subdivision plat of Consolidation Plat for Nashville Hotel Complex of record in Book 9700, page 887, R.O.D.C.; thence, with said easterly right of way of Fifth Avenue South North 27 deg 29' 32' West, 7.88 feet to a point; thence, leaving said easterly right of way with a severance line North 62 deg. 00' 05" East, 40.62 feet to a point in the southwest corner of property conveyed to Julian Silverfield, et ux. of record in Book 4157, page 354, R.O.D.C.; thence, with said southerly boundary of Silverfield and Lewis properties North 62 deg. 37' 09" East, 97.31 feet to a point in the westerly boundary of property conveyed to James V. Hunt of record in Book 10436, page 947, R.O.D.C.; thence, with said Hunt's westerly boundary South 29 deg. 20' 12" East, 8.05 feet to a point in the southwest corner of said Hunt property, said point also being along the northerly boundary of Consolidation Plat for Nashville Hotel Complex of record in Plat Book 9700, page 887, R.O.D.C.; thence, with said northerly boundary of Nashville Hotel Complex property South 62 deg. 30' 28" West, 138.19 feet to the point of beginning, containing 1,121 square feet or 0.03 acre more or less.

Tract II:
Being a strip of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being portion of Lot 41, on the first plan of Davidson Academy lots, not of record , and being more particularly described as follows:

Beginning at a point in the easterly right of way of Fifth Avenue South (formerly Summer Street), said point being South 27 deg. 29' 32" West, 54.64 feet from the southerly right of way of Broadway and said point further described as being the northwest corner of the lot deeded to Jack D. Johnson, et ux., of record in Book 9373, page 582, Register's Office, Davidson County, Tennessee; thence, with said right of way of Fifth Avenue South, North 27 deg. 29' 32" West, 7.10 feet to a point; thence, leaving said right of way with the southerly boundary of the property deed to Inez Silverfield of record in Book 5203, page 592, Register's Office, Davidson County, Tennessee, North 60 deg. 55' 29" East, 44.23 feet to a corner of a building located on the parcel deeded to Julian Silverfield, et ux., of record in Book 4157, page 354, Register's Office, Davidson County, Tennessee; thence, along said building and Silverfield's westerly boundary, South 27 deg. 50' 28" East, 43.51 feet to a building corner, Silverfield's southwest corner; thence, continuing with said building and Silverfield's southerly boundary North 62 deg. 09' 32" East, 15.62 feet to a building corner, Silverfield's southeast corner; thence, with a building and the westerly boundary of the parcel deeded to James A. Lewis, et ux., of record in Book 7306, page 268, Register's Office, Davidson County, Tennessee, South 27 deg. 50' 28" East, 0.66 feet to a building corner, Lewis' southwest corner; thence, along said building and Lewis' southerly boundary, North 62 deg. 11' 22" East, 32.00 feet to a point; thence, leaving said building with the westerly boundary of a parcel deeded to Inez P. Silverfield,

LEGAL DESCRIPTION CONTINUATION

et ux., of record in Book 4211, page 354, Register's Office, Davidson County, Tennessee, South 27 deg. 46' 26" East, 9.90 feet to a point in the parcel deeded to Jack D. Johnson, et ux., of record in Book 9373, page 582, Register's Office, Davidson County, Tennessee; thence, with Johnson's boundary, South 62 deg. 37' 09" West, 51.53 feet to a building corner; thence, along said building and Johnson's easterly boundary, North 27 deg. 50' 28" West, 46.49 feet to the northeast corner of said building and Johnson's property; thence, along said building and Johnson's northerly boundary, South 60 deg. 55' 29" West, 40.35 feet to the easterly right of way of Fifth Avenue South, the point of beginning, containing 970 square feet or 0.02 acre, more or less.

Being part of the same property conveyed to Jack D. Johnson and wife, Edith M. Johnson by deed from Leon M. Hecht, Jr. and wife, Jean Hecht and Miriam H. Greif and Alred Greif of record in Book 9373, page 582, Register's Office for Davidson County, TN.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.