WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/06 12:42 3 pgs
Fees:18.00 Taxes:1572.50
20060616-0072055

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 2nd day of June, 2006

Notary Public

My Commission expires: (Affix Seal)

JEFF FARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires September 19, 2009

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Parker	SAME	082-12-0-341.00
3 McFerrin Avenue	209 Cheswick Court	
Nashville, TN 37206	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Danielle Tara Mulvey, an one-half undivided interest, and Fred E. Hovenier and Belinda L. Hovenier, as tenants by the entirety, a one-half undivided interest,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **3 McFerrin, a Tennessee General Partnership consisting of Tortuga Investments, LLC and Jason Parker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. Portion of 11, 12, 13 on the plan of Plan of Paynes Addition to Edgefield, of record in Plat Book 21, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

TRACT I:
LAND lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being a portion of Lot Nos. 11, 12, and 13 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence, with said easterly right of way, North 41 degrees 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN, said chiseled "X" (old) being the point of beginning for the herein described tract; thence, leaving the common line of said properties continuing with said easterly right of way, North 41 degrees 47' 11" West, 99.09 feet to a p.k. nail (new) at the intersection of said easterly right of way and the southerly right of way of Alley No. 258 (a 16 foot right of way); thence, with said southerly right of way, North 64 degrees 52' 35" East, 185.95 feet to a 5/8" iron rod (old) in the common corner of said Claunch and Pentecost property and the Robert V.B. Pounders, III and wife, C.D. Pounders and James V. Frame property of record in Book 10423, page 594, R.O.D.C., TN; thence, leaving said southerly right of way, with the common line of said Claunch and Pentecost property and the said Pounders and Frame property, South 24 degrees 00' 00" East 89.72 feet to a p.k. nail (new) at the northeast corner of Tract V of said DSS/ProDiesel, Inc. property; thence, leaving said common line, with the northerly line of said DSS/ProDiesel, Inc. property and a line severing said Claunch and Pentecost property, South 69 degrees 09' 43" West 14.37 feet to a p.k. nail (new) at the northwest corner of Tract V in the common line of said Claunch and Pentecost property and the Rufus M. Webb and wife, Dee A. Webb property of record in Book 4772, page 605, R.O.D.C., TN; thence, leaving the northerly line of said DSS/ProDiesel, Inc. property, with common line of said Claunch and Pentecost property and said Webb property, North 34 degrees 00' 44" West, 14.45 feet to a p.k. nail (new); thence, South 62 degrees 04' 18" West 41.91 feet to a p.k. nail (new); thence, South 29 degrees 17' 41" East, 14.63 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property, South 62 degrees 35' 18" West, 98.50 feet to the point of beginning and containing 15,103 square feet or 0.345 acres, more or less, according to a survey prepared by Ragan Smith Associates, Tennessee No. 2298, dated August 20, 2002.

*315 Woodland Street, Nashville, TN 37206

Tract II:
Land lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Lot No. 12 on the Plan of Paynes Addition to Edgefield, of record in Book 21, Page 70, register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence with said easterly right of way, North 41 degrees 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN; thence, leaving said easterly right of way, with the common line of said Claunch and Pentecost property and said DSS/ProDiesel, Inc. property, North 62 degrees 35' 18" East, 98.50 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and

SEE Continuation of Legal

acres, more or less, described according to a survey by Ragan Smith Associates, Tennessee No. 2298, dates August 20, 2002.

Being the same property conveyed to Danielle Tara Mulvey, an one-half undivided interest, and Fred E. Hovenier and Belinda L. Hovenier, as tenants by the entirety, an one-half undivided interest, by deed from Danielle Tara Mulvey, on June 30, 2005, of record in Instrument Number 20050701-0076232, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 082-12-0-341.00.
- Subject to all matters as shown on the Plan of record in Plat Book 21, page 70, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3368, page 23 and Book 4364, page 181, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4772, page 602, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3 McFerrin Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this June 2, 2006.

Danielle Tara Mulvey

Fred E. Hovenier

Belinda L. Hovenier

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danielle Tara Mulvey,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 2, 2006

My commission expires 8/25/06

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tn
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fred E. Hovenier and Belinda L. Hovenier,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 2, 2006

My commission expires 8/25/06

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Continuation of legal description from page one:

said DSS/ProDiesel, Inc. property, said p.k. nail (new) being the Point of Beginning for the herein described tract; thence leaving said DSS/ProDiesel, Inc. property with the common line of said Claunch and Pentecost property and said Webb property, North 29 degrees 17' 41" West, 14.63 feet to a p.k. nail (new); thence, North 62 degrees 04' 18" East, 41.91 feet to a p.k. nail (new); thence, South 34 degrees 00' 44" East, 15.45 feet to a p.k. nail (new) at the northeast corner of Tract IV of said DSS/ProDiesel, Inc. property; thence, leaving the common line of said Claunch and Pentecost property and said Webb property, with the common line of said Webb property and said Tract IV, South 63 degrees 02' 57" West, 43.20 feet to the Point of Beginning and containing 638 square feet or 0.015 acres, more or less, described according to a survey by Ragan Smith Associates, Tennessee No. 2298, dates August 20, 2002.

* 315 Woodland Street, Nashville, TN 37206