Davidson County DEEDWARR
Recvd: 06/21/06 11:09 3 pgs
Fees:18.00 Taxes:1443.00
20060621-0074064

58B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
JJC, LLC 5429 Heather Lane Brentwood, Tennessee 37027	Same as new owner	Map: 083-06 Parcel: 259 & 258
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Chapel Street Partners** ("Grantor") has bargained and sold, and hereby transfers and conveys to **JJC, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Book 332, page 17, Register's Office for Davidson County, Tennessee; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8995, page 721, Register's Office for Davidson County, Tennessee; 2006 Davidson County Taxes have been prorated and assumed by Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 97 Chapel Avenue & 0 Eastland Avenue, Nashville, Tennessee 37206.

EXECUTED this 20th day of June, 2006.

Chapel Street Partners, a Tennessee General Partnership

BY: _____
Gerald E. Martin, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Gerald E. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a partner of Chapel Street Partners, the within named bargainor, a partnership, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and official seal, this the 20th day of June, 2006.

_____
Notary Public

My Commission Expires:

1/26/08

(SEAL)

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$390~~,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 20th day of June, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being the Southwesterly portion of Lot No. 39 on the Plan of Olivia W. Sharp's Addition to Nashville, as of record in Book 332, page 17, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39, which is a corner lot, fronts 49 feet on the Westerly margin of Chapel Avenue and fronts 160 feet on the Northerly margin of Eastland Avenue and extends back 140 feet on the Northerly line and 45 feet, more or less on the Westerly line to a point of intersection.

Being the same property conveyed to Chapel Street Partners by quitclaim deed from Creative Restaurant Group, LLC of record in Instrument No. 20050926-0115062, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being the West 130 feet of the south part of Lot No. 39 on the Plan of Olivia W. Sharp's Addition to Nashville, as of record in Book 332, page 17, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 begins at a point of the northerly margin of Eastland Avenue 160 feet west of the southeast corner of Lot No. 39; thence westwardly with the northerly margin of Eastland Avenue 130 feet to an alley; thence northerly 50 feet to a point; thence easterly 136.7 feet to a point; thence southerly with Hill's line 45 feet to the point of beginning.

Being the same property conveyed to Chapel Street Partners by deed from ACU II, LLC of record in Instrument No. 20060525-0061679, Register's Office for Davidson County, Tennessee.