Davidson County DEEDWARR
Recvd: 07/06/06 14:12 2 pgs
Fees:13.00 Taxes:814.00

20060706-0081138

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 5th day of July, 2006.

Notary Public
My commission expires: 02/24/08

06-0605-72292

Address of New Owner:	Send Tax Bills to:	Tax Information
The 4-J, L.P. 1630 Church Street Alley Nashville, TN 37203	New Owner	092-12-0-323.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James V. Graves,an unmarried man, hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to The 4-J, L.P., hereinafter called the Grantees, their successors 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 Lot No. 53, on the Gov. McMillins Plan of Subdivision of The Old State Prison Lands (erroneously referred to in prior deed as 'McMillin's Subdivision of the Old State Penitentiary Land'), of record in Book 161, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James V. Graves by deed from Patrick J. Poe and John G. Miller, dated February 23, 1994, of record in Book 9260, Page 995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 211 McMillin Street, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of July, 2006.

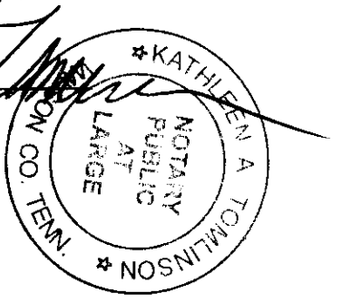
James V. Graves

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James V. Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 5th day of July, 2006.

Kathleen Tomlinson
Davidson



My Commission expires 02/24/08