WARRANTY DEED

BOX 13
11874

Davidson County DEEDWARR
Recvd: 07/12/06 15:37 2 pgs
Fees:13.00 Taxes:1519.57

20060712-0084075

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$565,000.00~~ 410,695.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Protential, Inc.	Protential, Inc.	Tract # 1 – 58-16-128 Tract # 2 –43-9-114
(NAME)	(NAME)	Tract # 3 – 81-7-216
301 Perimeter Park Dr, #100	301 Perimeter Park Dr, #100	Tract # 4 – 51-3-108
(ADDRESS)	(ADDRESS)	Tract # 5 – 92-7-93
Nashville, TN	Nashville, TN	Tract # 6 – 82-7-35
Nashville, TN 37211	Nashville, TN 37211	
(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, James L. Dunn and wife, Beulah D. Dunn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Protential, Inc., 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as Six properties, Nashville, TN

(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 hands this 27th day of June, 2006.

James L. Dunn

Beulah D. Dunn

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Dunn and Beulah D. Dunn 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2006.

Victor Hazelwood Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Commission expires:

Notary Public

EXHIBIT A

Tract # 1 being commonly known as 360 Kingview Dr. Nashville, TN 37218 Map & Parcel # 58-16-128

Being Lot 139 of Haynes Park, Section 4-A, of record in Book 4860, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property as conveyed to James L. Dunn by deed of record in Book 9654, Page 243, said Register's Office.

Tract # 2 being commonly known as 622 Bixler Av. Madison, TN 37115 Map & Parcel # 43-9-114

Land in Davidson County, Tennessee, being Lot No. 15, Block, "E" of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davdison County, Tennessee.

SAID Lot No. 15 fronts 100 feet on the easterly side of Bixler Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property as conveyed to James L. Dunn and wife, Beulah D. Dunn be deed of record in Book 8621, Page 315, said Register's Office for said County.

Tract # 3 being commonly known as 1827 16th Ave. N Nashville, TN 37208 Map & Parcel # 81-7-216

Being Lot No. 34 on the Plan of W. M. Butlers's Subdivision, of record in Book 57, Page 98, Register's Office for Davidson County, TN.

Said Lot No. 34 fronts 45 feet on the westerly side of 16th Avenue North, formerly Butler Street, and runs back between parallel lines with the southerly margin of an alley 145.6 feet to an alley in the rear.

Being the same property as conveyed to James L. Dunn and Beulah D. Dunn by decree of record in Book 9580, Page 449, said Register's Office.

Tract # 4 being commonly known as 703 Freywood Dr. Madison, TN 37115 Map & Parcel # 51-3-108

Land in Davidson County, TN, Being Lot No. 82 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for said County, TN.

Being the same property as conveyed to James L. Dunn and wife, Beulah D. Dunn by deed of record in instrument # 20010821-0090148, said Register's Office for Said County, TN.

Tract # 5 being commonly known as 2114 Herman St. Nashville, TN 37208 Map & Parcel # 92-07-93

Being the east 10 feet of Lot 36 and west 37 ½ feet of Lot No. 37 on the Map of John Langham's Lots in northwest Nashville, of record in Book 57, Page 91, Register's Office for Davidson County, Tennessee, according to a survey made by Norris H. Hickerson, April 18, 1949.

Said parts of said lots adjoin and front together 47.5 feet on the northerly side of Herman Street and run back 160.3 feet on the westerly line and 160.2 feet on the easterly line, to an alley, on which they measure 47.5 feet.

Being the same property as conveyed to James L. Dunn and wife, Beulah D. Dunn by deed of record in Book 6144, Page 216, said Register's Office.

Tract # 6 commonly known as 828 2nd St. Nashville, TN 37207 Map & Parcel # 82-7-35

Lot No. 24 on the Plan of Shields, Davis, Sharpe & Horn's Addition as of record in Book 57, Page 86 in the Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the westerly side of North 2nd , formerly Harris Street and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property as conveyed to James L. Dunn and wife, Beulah D. Dunn by deed of record in Book 5838, Page 172, said Register's Office for said County, TN.

Initials

JLD

BDD