WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/06 15:57 2 pgs
Fees:13.00 Taxes:1036.00

20060712-0084119

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY 2006.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Henderson et al	Susan Henderson et al	Map 105-2
(NAME)	(NAME)	
1025-1027 8th Avenue S	4116 Westlawn Drive	
(ADDRESS)	(ADDRESS)	Parcel 163
Nashville, TN 37203	Nashville, TN 37209	
(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, Lee Harrison Partnership, L.P., a Tennessee limited partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Henderson, unmarried and Louis Chanatry and wife, Rita Buck Chanatry, 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:

Being parts of Lot Nos. 2 and 3, in the Subdivision of Lots Nos. 10 and 11 in the Rock Castle Plan, as shown of record in Book 57, Page 100, Register's Office of Davidson County, Tennessee. Said parts of said lots adjoin and front together 50 feet on the westerly side of Eighth Avenue South, as widened, and run back between lines, 143.2 feet on the northerly line and 143.5 feet on the southerly line, along the northerly margin of Olympic Street, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Lee Harrison Partnership, L.P., a Tennessee limited partnership by Quitclaim Deed from Eleanor E. Book, single, filed of record in Book 9810, Page 226, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Book 57, Page 100, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1025-1027 8th Avenue S, 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 my hand this 10th day of July, 2006.

Lee Harrison Partnership, L.P.

By: Lee Harrison

Lee Harrison, General Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public ,of the State and County aforesaid, personally appeared Lee Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of Lee Harrison Partnership, L.P., the within named bargainor, a limited partnership, and that such person, as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such person as general partner.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of July, 2006.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY