Davidson County DEEDWARR Recvd: 07/14/06 09:35 2 pgs Fees:13.00 Taxes:2405.00 **20060714-0084810**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00 Affiant Subscribed and sworn to before me, this 27th DAY OF June, 2006. Notary Public MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 22, 2010

G-MFR-06-3105A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edmond Boots	Edmond Boots	
6043 Tampa Avenue, Suite 204 (ADDRESS)	6043 Tampa Avenue, Suite 204 (ADDRESS)	70-13-125.00
Tarzana, CA 91356 (CITY) (STATE) (ZIP)	Tarzana, CA 91356 (CITY) (STATE) (ZIP)	70-13-126.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES A. LEWIS AND WIFE, HILDA LEWIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDMOND BOOTS, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I

A TRACT OF LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING IN THE VILLAGE OF BORDEAUX, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF U.S. HIGHWAY #41-A, THE SAME BEING SOUTH 56 DEGREES 39 MINUTES EAST 505.7 FEET FROM CENTER LINE OF SOUTH HAMILTON ROAD; PROCEEDING THENCE WITH THE SOUTH MARGIN OF SAID U.S. HIGHWAY #41-A SOUTH 56 DEGREES 39 MINUTES EAST 55 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY AND PROCEEDING SOUTH 33 DEGREES 21 MINUTES WEST 257 FEET TO AN IRON PIN; THENCE NORTH 56 DEGREES 39 MINUTES WEST 55 FEET TO AN IRON PIN; THENCE NORTH 33 DEGREES 21 MINUTES EAST 257 FEET TO THE POINT OF BEGINNING, INCLUDING IN ADDITION THERETO, ALL RIGHT TITLE AND INTEREST OF THE GRANTOR IN PROPERTY TO THE NORTH OF SAID TRACT TO THE CENTER LINE OF SAID U.S. HIGHWAY #41-A, DESCRIBED ACCORDING TO SURVEY OF BARGE, WAGGONER AND SUMMER, INC. ENGINEERS, DATED NOVEMBER 8, 1957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II

LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF SAID COUNTY, SITUATED IN THE VILLAGE OF BORDEAUX, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF BRIDGE AVENUE 510 1/4 FEET NORTHWEST FROM THE SOUTHEAST FACE OF ABUTMENT OF NEW BRIDGE; AND RUNNING WITH THE CENTER OF SAID AVENUE NORTH 57-3/4 DEGREES WEST 82 FEET TO A POINT IN THE CENTER OF SAID AVENUE; THENCE AT RIGHT ANGLES TO SAID CENTER IN A SOUTHWESTERLY DIRECTION 300 FEET TO A LINE; THENCE AT RIGHT ANGLES TO THE LAST MENTIONED LINE IN A SOUTHEASTERLY DIRECTION AND PARALLEL WITH THE CENTER OF BRIDGE AVENUE 82 FEET TO THE SOUTHWESTERLY TO THE CORNER OF THE JOHN E. STEPHENS' LINE; THENCE ALONG SAID LINE IN A NORTHWESTERLY DIRECTION 300 FEET TO THE POINT OF BEGINNING, INCLUDING IN THE BOUNDARIES THEREOF A STRIP 30 FEET WIDE DESCRIBED IN DEED FROM M.O. RANDALL AND WIFE, TO F.A. TREPPARD, THE USE OF WHICH WAS GRANTED TO TREPPARD, HIS HEIRS AND ASSIGNS, TO BE USED AS A STREET TO THE BACK OF HIS LOT, SAID DEED BEING OF RECORD IN BOOK 213, PAGE 221, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. LEWIS AND WIFE, HILDA

LEWIS BY WARRANTY DEED FROM ARCHIE M. CARNEY, JR. AND WIFE, CATHERINE JENKINS CARNEY RECORDED MARCH 18, 1999 IN BOOK 11391, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to 2006 taxes and subsequent years; any and all existing easements and restrictions as shown of record including Warranty Deeds to the State of Tennessee as shown of record in Book 5873, page 5464 and Book 5873, page 548; Lease of record in Book 6498, page 455 and Memorandum of Lease Agreement of record in Instrument No. 20030411-0048602, Register's Office for Davidson County, Tennessee.

*****Said property is not the primary residence of Edmond Boots.**

unimproved ( )
This is improved (X) property, known as 3105 and 3111 Clarksville Pike, Nashville, Tennessee 37218
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of June, 2006.

James A. Lewis

Hilda Lewis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Lewis and Hilda Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903