This Instrument Was Prepared By:
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Davidson County DEEDWARR
Recvd: 08/01/06 15:21 9 pgs
Fees:48.00 Taxes:2826.80
20060801-0093568

# GENERAL WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| Wilson Enterprises, Inc.<br>304 42nd Avenue North<br>Nashville, TN 37209 | Same | See Exhibit A |

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert ~~Herald~~ Harold Herrman (aka Robert H. Herrman) and wife, Shirley A. Herrman,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Wilson Enterprises, Inc., (the "Grantee"), its successors, and assigns, a certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

**See Exhibit B**

This is improved property (for street addresses see Exhibit A).

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors, and assigns forever. Grantors do hereby release and relinquish unto Grantee, its successors and assigns forever, all of their right, title and interest in and to said property, and do hereby covenant to and with Grantee, its successors and assigns, to defend the title to the property herein conveyed against all persons lawfully claiming the same subject to the taxes for 2006 which are assumed by the Grantee. 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.

In witness whereof, Grantors have executed this instrument this 20 day of July, 2006.

Robert ~~Herald~~ Harold Herrman (aka Robert H. Herrman)

Shirley A. Herrman

{00156440.1}

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert ~~Herald~~ Herrman and Shirley A. Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and notarial seal this 20th day of July, 2006.

(SEAL)

Julian C. Cornett
Notary Public
My commission Expires May 24, 2010

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $764,000.00.

Affiant

Subscribed and sworn to before me,
the 24 day of July, 2006.

Julian C. Cornett
Notary Public

My Commission Expires:

May 24, 2010

{00156440.1}

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**Exhibit A**

| Map and Parcel | Street Address |
|---|---|
| | This is improved property located in Nashville, Tennessee, know as: |
| 092-04-0-194.00 | 902 14th Avenue North |
| 060-16-0-127.00 | 2822 Jones Avenue |
| 081-07-0-260.00 | 1817 15th Avenue North |
| 107-09-0-041.00 | 906 Patricia Drive |
| 082-07-0-421.00 | 734 North 5th Street |
| 094-05-0-041.00 | 915 South 13th Street |
| 082-07-0-531.00 | 319 Grace Street |
| 081-01-0-47.00 | 1827 River Drive |
| 080-08-0-273.00 | 1496 County Hospital Road |
| 072-06-0-96.00 | 929 Elvira Avenue |
| 059-10-0-125.00 | 3001 Lytle Avenue |
| 083-01-0-3.00 | 1205 Cline Avenue |
| 03-01-0-4.00 | 1203 Cline Avenue |
| 081-16-0-159.00 | 1024 Monroe Street |
| 081-07-0-433.00 | 1913 11th Avenue North |
| 071-15-0-158.00 | 1314 Pennock Avenue |
| 072-14-0-158.00 | 2418 North 16th Street |
| 072-14-0-306.00 | 1323 Chester Avenue |
| 072-15-0-278.00 | 1500 Riverside Drive |
| 080-12-0-048.00 | 3201 LaGrange Drive |
| 082-03-0-089.00 | 918 North Second Street |



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# Exhibit B

**Parcel 1: 902 14th Avenue North**

Lot No. 11 on the Plan of Bainbridge's Resubdivision of certain lots in Thomas harding's Addition as of record in Book 2330, page 164, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 11 begins on the easterly margin of 14th Avenue North, formerly Watkins Street, at the corner of Lots No. 10 and 11; thence with the line between said two lots eastwardly 74.67 feet; thence south 30° 38' east 75 feet to the northerly margin of Herman Street; thence with said street south 60° west 54.89 feet to the beginning of a curve; thence around said curve with a radius of 20 feet; northwestwardly 30.79 feet to the easterly margin of 14th Avenue North; thence with said Avenue northwardly 55.22 feet to the beginning.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on March 30, 1981, of record in Book 5730, page 119, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 2: 2822 Jones Avenue**

Being Lot No. 20E on the unrecorded survey by Ralph W.C> Lambert dated February 22, 1959 of a subdivision of Lot No. 20 on the Plan of Joywood Heights, Section III and being triangular in shape, described according to a survey made by John Kohl Surveyor dated December 10, 1976, as follows:

Beginning at a point in the westerly margin of Jones Avenue at the corner of Lot NO. 20 E and 20 D; thence with the line between said lots southwesterly 275 feet to a point; thence northeasterly 275 feet to the westerly margin of Jones Avenue; thence with the margin of same northwesterly, around a slight curve 70 feet to the point of beginning.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on January 30, 1978, of record in Book 5247, page 542, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 3: 1817 15th Avenue North**

Being the north16 2/3 feet of Lot No. 16 and the south 16 2/3 feet of Lot 18 on the Map of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 16 and 18 front together 33 1/3 feet on the west margin of 15th Avenue North, formerly Hutcherson Avenue, and runs back between parallel lines 115 feet, more or less, to the east margin of a 10 foot alley.

Being the same property conveyed to Robert H. Herrman, by Trustee's Deed from Bill Herrman, Trustee, on March 29, 2006, of record in Instrument Number 20060405-0039049, Register's Office for Davidson County, Tennessee.



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**Parcel 4: 906 Patricia Drive**

Being Lot No. 86 on the plan of Patricia Heights, of record in Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 86 fronts 87 feet on the easterly side of Patricia Drive and runs back 177.8 feet on the northerly line and 180.5 feet on the southerly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Robert H. Herrman, by deed from Stephen F. Meade and wife, Sandra J. Meade, on November 3, 1989, of record in Book 7976, page 540, Register's Office for Davidson County, Tennessee.

**Parcel 5: 734 North 5th Street**

Being part of an unnumbered tract on the plan of Mrs, Sarah H. Hart's Subdivision of Lots in East nashville, as of record in Book 57, page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of North 5th Street 50 feet south of the southwest corner of said street and Arrington Street; thence with the westerly margin of North 5th Street southwardly 50 feet to the northeast corner of the property conveyed to Lewis Minnie and wife by deed from Minnie Martin and husband of record in Book 1973, page 460, said Register's Office; thence with Minnie's northerly line westwardly 170 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet; thence eastwardly 170 feet to the beginning.

Being the same property conveyed to Robert H. Herrman, by deed from Shirley Randall, on August 18, 1983, of record in Book 6121, page 109, Register's Office for Davidson County, Tennessee.

**Parcel 6: 915 South 13th Street**

Being Lot No. 114 on the plan of Shelby Heights, Section 2, of record in Book 3106, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 114 fronts 28.3 feet on the southerly side of South 13th Street and extends back between lines 92.1 feet on the easterly line, and 105.0 feet on the westerly line to an alley in the rear, measuring 119.0 feet thereon.

Being the same property conveyed to Robert H. Herrman, by deed from Jerry L. Boyd, Sr. and wife, Pamela Boyd, on January 31, 2003, of record in Instrument Number 20030205-0015984, Register's Office for Davidson County, Tennessee.

**Parcel 7: 319 Grace Street**

Being Lot No. 5 on the plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on March 5, 1975, of record in Book 5029, page 102, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.



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**Parcel 8: 1827 River Drive**

Being Lot No. 38 on the plan of Haley's Subdivision, of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the northwesterly margin of River Drive, the common corner of Lots Nos. 37 and 38; thence with the line between said two lots northwesterly 153 feet 8 inches to the northwesterly corner of Lot No. 37; thence with the line of Lot No. 55 northeasterly 80 feet; thence easterly 145 feet, more or less, to the northwesterly margin of said Drive, the common corner of Lots Nos. 38 and 39; thence with the northwesterly margin of the same southwesterly 101 feet to the point of beginning.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on January 3, 1974, of record in Book 4780, page 438, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 9: 1496 County Hospital Road**

Being Lot No. 1 on the plan of Bordeaux Hills Section IV, of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 61.95 feet on the southeasterly side of County Hospital Road and extends back 170 feet on the southwesterly line and 186.95 feet on the northeasterly line along the southwesterly margin of the Tennessee Central Railroad right-of-way to a dead line in the rear on which it measures 62.4 feet.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on November 8, 1978, of record in Book 5367, page 431, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 10: 929 Elvira Avenue**

Being the west one-half of Lot No. 13 on the plan of C.W. Waller's Subdivision of JOhn D. Anderson Home Plate, of record in Book 421, page 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on November 26, 1973, of record in Book 4769, page 824, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 11: 3001 Lytle Avenue**

Being Lot No. 60 on the plan of Haynes Estates Section 2, of record in Book 4175, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 60 is described as follows: Beginning at a point in the southerly margin of Lytle Drive at the common dividing line between Lots 60 and 61 on said Plan; thence southerly along said dividing line 98.22 feet to a point; thence easterly 99.8 feet to a point in the westerly margin of Ames Drive; thence northerly along the westerly margin of said Ames Drive, 76.13 feet to the beginning of a curve; thence



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around said curve a distance of 39.92 feet to a point in the southerly margin of Lytle Drive; thence westerly along the southerly margin of said Lytle Drive 87.98 feet to the point of beginning.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on December 11, 1975, of record in Book 4978, page 802, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 12: 1205 Cline Avenue**

Being Lot No. 1 on the plan of Jewell Place, of record in Book 2854, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 57 feet on the easterly line of Cline Avenue and runs back between lines 140 feet on the north line and 117 feet on the south line to a dead line in the rear on which it measures 61.5 feet.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on December 3, 1968, of record in Book 4308, page 887, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 13: 1203 Cline Avenue**

Being Lot No. 2 on the plan of Jewell Place, of record in Book 2854, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 57 feet on the east side of Cline Avenue and extends back 117 feet on the north line and 94 feet on the south line to a dead line in the rear on which it measures 61.5 feet.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on January 20, 1968, of record in Book 4209, page 461, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 14: 1024 Monroe Street**

Being Lot No. 100 on the plan of McGavock, Wetmore & Others 1st Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 100 fronts 50 feet on the northerly side of Monroe Street and runs back between parallel lines 157 feet, more or less to an alley.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on October 21, 1974, of record in Book 4862, page 499, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.



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**Parcel 15: 1913 11th Avenue North**

Being Lot No. 33 on the plan of Williams and Valentine's Subdivision of Lots 3 and 4 of the Thomas Woodard Property, of record in Book 2, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 33 fronts 50 feet on the westerly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on August 28, 1978, of record in Book 5344, page 324, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 16: 1314 Pennock Avenue**

Being Lot No. 285 and 289 on the plan of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on August 20, 1968, of record in Book 4262, page 418, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 17: 2418 North 16th Street**

Being Lot No. 21 on the plan of G.A. Pickup Addition in the 27th Ward of Nashville, Tennessee, of record in Book 974, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 21 fronts 71 feet on the easterly side of North 16th Street, extended, and runs back between parallel lines 113.4 feet on the southerly line and 77.5 feet on the northerly line, along the southerly margin of a 12 foot alley, to the westerly line of the right-of-way of the L&N Railroad, on which it measures 82.3 feet.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on March 27, 1970, of record in Book 4420, page 59, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 18: 1323 Chester Avenue**

Being Lot No. 21 on the plan of Block "A" Belle Forest No. 2, of record in Book 843, page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 21 fronts 50 feet on the northerly side of Chesterfield Avenue, and runs back between parallel lines 132 feet to a dead line.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on June 28, 1971, of record in Book 4796, page 828, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having



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died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

**Parcel 19: 1500 Riverside Drive**

Being the southerly 50 feet of Lot No. 13 and the southeast corner of Lot No. 1 on the plan of Sharp and Horn's 6th Addition, of record in Book 332, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots 13 and 1 front 50 feet on the westerly side of Riverside Drive and run back between parallel lines, with the northerly margin of McKennel Avenue, 150 feet to a dead line.

Being the same property conveyed to M.L Randall and Shirley Randall by deed on November 25, 1980, of record in Book 5701, page 858, Register's Office for Davidson County, Tennessee. The said M.L. Randall having died, leaving property to Shirley Randall by right of survivorship. The said Shirley Randall having died, leaving said property to Robert H. Herrman, of record in Book 10781, page 915, Register's Office for Davidson County, Tennessee

**Parcel 20: 3201 LaGrange Drive**

Being Lot No. 205 on the plan of Bordeaux Hills, Section Three, of record in Book 3600, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 205, which is a corner lot, fronts 50 feet on the southerly margin of LaGrange Drive, and fronts 100 feet on the northwesterly margin of Snell Boulevard, said frontages being joined by a curve having a length of 39.327 feet, and extends back 75 feet on the southwesterly line and 125 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Robert H. Herrman and wife, Shirley A. Herrman, by deed from John Culp and wife, Mary Culp, on February 24, 1989, of record in Book 7917, page 757, Register's Office for Davidson County, Tennessee.

**Parcel 21: 918 North 2nd Street**

Being Lot No. 157 on the Plan of Sharpe and Horn's Second Addition as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 157 fronts on the westerly side of North second Street and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Robert H. Herrman by deed from Michael L. Hudson and Kutenal Hudson on March 30, 2006, of record in Instrument No. 20060330-0036103, Register's Office for Davidson County, Tennessee.



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