RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

G-VR-06-416

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $769,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/16/06 11:56 2 pgs
Fees:13.00 Taxes:2848.63
20060816-0100951

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
Robert J. Mendes	Robert J. Mendes	
416 Fairfax Avenue (ADDRESS)	416 Fairfax Avenue (NAME) (ADDRESS)	104-10-0-143.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

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 THOMAS P. NOVAK AND WIFE, DONNA L. HOFFMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT J. MENDES AND WIFE, SUSAN D. MENDES, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 20 FEET OF LOT 103 AND THE EASTERLY 50 FEET OF LOT 104 ON THE UNRECORDED MAP SHOWING THE SUBDIVISION OF R. W . GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, NOT OF RECORD.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 70 FEET ON THE NORTHERLY SIDE OF FAIRFAX (OR JONES) AVENUE, AND EXTEND BACK BETWEEN PARALLEL LINE 200 FEET, MORE OR LESS, TO A DEAD LINE ON THE SOUTHERLY SIDE OF AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS P. NOVAK AND WIFE, DONNA L. HOFFMAN BY WARRANTY DEED FROM PERRYMAN CONSTRUCTION COMPANY, A.K.A. PERRYMAN CONSTRUCTION CO., INC., A TENNESSEE CORPORATION , RECORDED ON THE 11TH DAY OF FEBRUARY, 1994 IN DEED BOOK 9247, PAGE 933, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 416 Fairfax Avenue, Nashville, Tennessee 37212
(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 15th day of August, 2006.

Thomas P. Novak by Donna L. Hoffman Attorney in Fact
Thomas P. Novak

Donna L. Hoffman
Donna L. Hoffman

STATE OF Tennessee
COUNTY OF Davidson

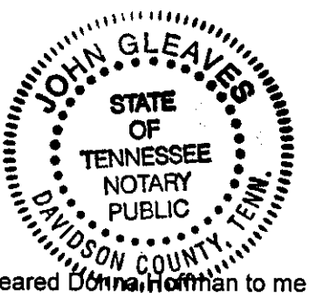
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna L. Hoffman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 15th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of August, 2006, before me personally appeared Donna Hoffman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas P. Novak and who acknowledged he/she/they executed the same as the free act and deed of the said Thomas P. Novak .

Witness my hand and official seal, this the 15th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10



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