**THIS INSTRUMENT PREPARED BY:**

Steven Powers
4025 Crestridge Drive
Nashville, TN 37204

**STATE OF TENNESSEE**
**(COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $137,734.00

Margaret A. Powers
Affiant

Davidson County DEEDWARR
Recvd: 08/23/06 11:54 2 pgs
Fees:13.00 Taxes:509.62
20060823-0103886

SHERRYL S. ECKLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 23rd day of August, 2006

Sherryl S Eckles
Notary Public
My Commission Expires 10/25/08

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| University Heights Realty, Inc<br>1300 Tremont Street<br>Nashville, TN 37212 | University Heights Realty, Inc<br>4025 Crestridge Drive<br>Nashville, TN 37204 | 105-01-0<br>175.00A |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100's ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Adams Family Partnership, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to University Heights Realty, Inc., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

BEING the West 48 feet of Lot No. 46 and the East 16 feet of Lot No. 47 on Boyd's Subdivision of record in Book 21, page 83, Register's Office for Davidson County, Tennessee.

SAID parts of lots adjoin and front together 64 feet on the North side of Tremont Street and run back between lines 155 feet, more or less, on the East line and 167 feet, more or less, on the West line to a dead line in the rear on which it measures 66 feet, more or less.

BEING the same property conveyed to THE ADAMS FAMILY PARTNERSHIP by Deed from DENNIS MORENO, UNMARRIED dated May 16, 2005, of record as Instrument No. 20050518-0056298, Davidson County, Tennessee.

BEING the same property conveyed to DENNIS MORENO, UNMARRIED by Deed from SYLVIA R.RUSKIN, MARRIED, dated June 19, 2000, of record as Instrument 20000626-0063041, Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS property is improved property known as 1300 Tremont Drive, Nashville, Tennessee 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of August, 2006

Margaret A. Powers

MARGARET A. POWERS
GENERAL PARTNER

E.G. Adams by Margaret A Powers AIF

E.G. ADAMS
GENERAL PARTNER by Margaret A Powers/
Attorney- in-fact, by Power of Attorney, of
Record as Instrument No. 20060119-0007246
Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, me the undersigned, a Notary Public in and for said county and state, Margaret A. Powers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein.

Witness my hand in Nashville, TN this 23rd day of August, 2006.

Sherryl S Eckles

Notary Public

SHERRYL S. ECKLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission expires 10/25/08