3rd

WARRANTY DEED

File Number: 50040

Davidson County DEEDWARR
Recvd: 09/29/06 13:28 3 pgs
Fees:18.00 Taxes:1295.00

20060929-0120789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

PAMELA B. HAMPTON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN My Comm Exp Oct 18, 2007

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ritzen Brothers, LLC	Same as New Owner	92-12-128.00
(NAME)	(NAME)	
513 Third Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, John L. Hughes, and wife Margaret B. Hughes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ritzen Brothers, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(SEE ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

unimproved ☐

This is improved ☒ property, known as 310 17th Avenue North, 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, its successors 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, its successors 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 hands this 22nd day of September, 2006.

John L. Hughes

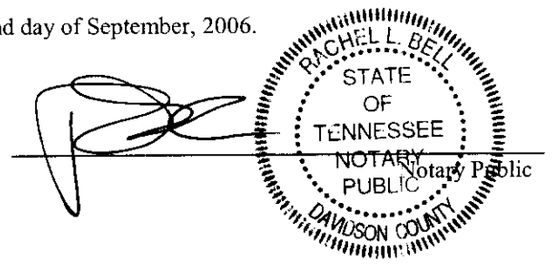
Margaret B. Hughes
By
John L. Hughes, Attorney in Fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 22nd day of September, 2006.

Commission expires: 5-23-2009
MY COMMISSION EXPIRES:
May 23, 2009



Notary Public

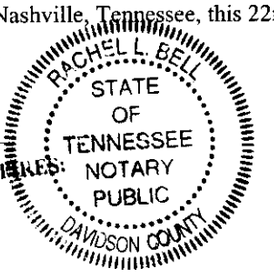
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Hughes with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Margaret B. Hughes as her Attorney in Fact as the free act and deed of the within named Margaret B. Hughes.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2006

Notary Public
My Commission Expires: 5-23-2009

MY COMMISSION EXPIRES:
May 23, 2009



File No.: 50040

EXHIBIT A

Beginning at an iron pin set at the intersection of the Southern right-of-way line of Patterson Street (having a 50 foot wide right-of-way) with the Eastern right-of-way line of 17th Avenue North (having a 50 foot wide right-of way), said point being the Northwestern corner of the herein described property;

Thence with the Southern right-of-way of Patterson Street North 31 degrees 55 minutes 54 seconds East a distance of 50.00 feet to an iron pin set, said point being the Northwest corner of land belonging to James R. Hillin & wife shown on Tax Map 92-12, as Parcel 127.00, of record in Deed Book 5809, Page 182, Register's Office of Davidson County, Tennessee and the Northeast corner of the herein described property;

Thence with Hillin's western line South 58 degrees 03 minutes 29 seconds East a distance of 170.00 feet to an iron pin set in the Northern right-of-way line of Alley #377 (having a 15 foot wide right-of-way), said point being the Southwest corner of Hillin and the southeast corner of the herein described tract;

Thence with the Northern right-of-way of Alley #377 South 31 degrees 55 minutes 54 seconds West a distance of 50.00 feet to an iron pin set in the Eastern right-of-way of 17th Avenue North, said point being the Southwest corner of the herein described property;

Thence with the Eastern right-of-way of 17th Avenue North, North 58 degrees 03 minutes 29 seconds west a distance of 170.00 feet to the point of beginning containing 8,500 square feet or 0.195 acres, more or less, according to a survey by Adams and Company Surveyors, Edward L. Adams, Registered Land Surveyor, Tennessee License No. 1139, 783 Old Hickory Boulevard, Suite 102 East, Brentwood, Tennessee 37027, dated June 29, 2006, last revised July 20, 2006, bearing File No. 200671ALTA.DGN.

Also being Lot 311 of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office of Davidson County, Tennessee.

Being a tract of land belonging to John L. Hughes & wife, shown on property Tax Map 92-12, as Parcel 128.00, as of record in Deed Book 7467, Page 183, Register's Office, Davidson County, Tennessee.

John L. Hughes executed this instrument on behalf of Margaret B. Hughes pursuant to a Power of Attorney of record in Instrument #_____X_____, said Register's Office.

*20060929-0120783