Davidson County DEEDWARR
Recvd: 10/16/06 08:23 3 pgs
Fees:18.00 Taxes:2627.00
20061016-0127647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$740,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008
(AFFIX SEAL)

REGINA E. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Suite 214, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Front Door Holdings, LLC	**Same**	**129-12/91 and 129-12/91.01**
6594 Highway 100		
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **Charles G. Myers and wife Rosanne H. Myers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Front Door Holdings, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
6594 Highway 100, Nashville, TN 37205

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, June 6, 1953, as follows:

Beginning on the westerly margin of State Highway No. 100 at a point south 35* west 139 feet from the southeast corner of the property conveyed to Joe Bendal Lawrence and wife, by deed from P. M. Chaffin and wife, of record in Book 2145, page 295, Register's Office for said County; thence with said Highway, South 35* west 100 feet to an iron pin; thence north 55* west 89 feet to an iron pin on the easterly line of the right of way of the N. C. and St. L. Railroad; thence with same, North 28* 48' East 100.6 feet to an iron pin located 139.8 feet, southwest of the south-westerly corner of said Lawrence Property; thence south 55* east 101 feet to the beginning.
Included in this description but specifically excluded is the property conveyed to J. H. Chaffin by deed of record in Book 3645, page 203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles G. Myers and wife, Rosanne H. Myers by deed from Steve A. Wood and wife, Carolyn C. Wood dated January 7th, 1983 and filed for record in Book 5991, Page 433, Register's Office for Davidson County Tennessee.

FIRM

6596 Highway 100, Nashville, TN 37205

Land in Davidson County, Tennessee, and being more particularly described partly by a survey made by Ralph W. C. Lambert, Surveyor, dated June 6, 1953, as follows:

Beginning on the westerly margin of State Highway No. 100 at a point South 35 degrees West 189 feet from the Southeast corner of the property conveyed to Joe Bendal Lawrence and wife, by deed from P. M. Chaffin and wife, of record in Book 2145, Page 295, Register's Office for said County; thence with said Highway, South 35 degrees West 50 feet to an iron pin; thence South 55 degrees West 89 feet to an iron pin on the easterly margin of the right of way of the N. C. and St. L. Railroad; thence with same, North 18 degrees 48 minutes East 50.3 feet; thence southeastwardly 95 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to Charles G. Myers, by deed from Myers Company Inc. a Tennessee Corporation, of record in Instrument Number 20060913-0113247, Register's Office for Davidson County.

Unimproved

6594 and 6596 Highway 100, Nashville, TN 37205

This is improved **X**

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made expressively subject to all existing and recorded exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is also expressly subject to all municipal, county and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of the municipal, county, or other governmental authorities applicable to and enforceable against the premises described in this instrument.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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, 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 hands this 5th day of October 2006

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_____

Charles G. Myers

Rosanne H. Myers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Charles G. Myers and wife Rosanne H. Myers,** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the person who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October 2006.

Commission expires: 5-24-2008

Regina E. Johnson
Notary Public

