Bef 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,660,000.00

Affiant

Subscribed and sworn to me on October 2, 2006

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/16/06 14:23 3 pgs
Fees:18.00 Taxes:6142.00

20061016-0128293

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22000SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Parthenon Partners, LLC 509 Clematis Drive Nashville, TN 37205	SAME AS NEW OWNER	104-08-255

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jake Winston Sheridan, Jr. and wife, Hua Z. Sheridan, as tenants by the entireties hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Parthenon Partners, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee more particularly described as follows:

FIRST TRACT: Being Lot "G" and the southerly 35 feet of Lot "E" on the plan of W. T. Ready's Subdivision of a part of Lot No. 46 in O.B. Hayes Plan of Large Lots of record in Book 161, page 141, in the Register's Office for said County. Said Lot "F" and the southerly part of Lot "E" front together 100 feet on the easterly side of 18th Avenue South, formerly Lamar Street, and runs back between lines 157-1/4 feet to an alley.

SECOND TRACT: Being Lot No. 7 on the Map of O. H. Shield's Subdivision of Lot No. 55 and other lots in O.B. Hayes Rokeby Addition of record in Book 161, page 158, in said Register's Office for said County. said Lot No. 7 fronts 55-1/2 feet on the easterly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines, 157.9 feet to an alley.

Being the same property conveyed to Jake Winston Sheridan, Jr. and wife, Hua Z. Sheridan, as tenants by the entireties, by Warranty Deed from Jack Winston Sheridan, Jr., of record as Instrument No. 20021015-0126479 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1504 18th Avenue South, Nashville, TN 37212.

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, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on October 12, 2006.

Mark H. Westlake, Limited Conservator for Jake W. Sheridan, Jr., Case Order No.: 2002P-379, filed September 13, 2006, in the Chancery Court for Sumner County, Tennessee Probate Division.

Jake Winston Sheridan, Jr.

Hua Z. Sheridan

Approved

By: _____

Mark H. Westlake, Limited Conservator for Jake W. Sheridan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 12, 2006, before me, the undersigned, personally appeared Jake Winston Sheridan, Jr. and Hua Z. Sheridan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 12, 2006.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 12, 2006, before me, the undersigned, personally appeared Mark H. Westlake, Limited Conservator for Jake W. Sheridan, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 12, 2006.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE