WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008

Davidson County DEEDWARR
Recvd: 11/30/06 09:53 2 pgs
Fees:13.00 Taxes:2294.00

20061130-0147688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MH Real Estate	MH Real Estate	092-12-0-512.00
(NAME) 1143 Columbia Avenue, Suite A-20	(NAME) 1143 Columbia Avenue, Suite A-20	092-12-0-513.00
(ADDRESS) Franklin, TN 37064	(ADDRESS) Franklin, TN 37064	092-12-0-514.00
(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, **The R.H. Boyd Company, a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MH Real Estate, a Tennessee Partnership**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 1 on the resubdivision of Lots 35, 365 and 37 in Bosticks Second Addition to Nashville as of record in Book 6050, page 291, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 55 feet on the northerly margin of Charlotte Avenue and runs back 163.41 feet in the westerly line and 163.21 feet on the easterly line to an alley in the rear measuring 55 feet thereon.

Being the same property conveyed to The R.H. Boyd Company by Quitclaim Deed from National Baptist Publishing Board, of record in Instrument NO. 2000 011200 04425, dated January 12, 2000, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to National Baptist Publishing Board by Quitclaim Deed from Boyd Publishing Corporation, of record in Book 7731, page 201, dated December 1, 1988, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Boyd Publishing Corporation by Deed from Dillard Prosthetics & Orthotics, Inc., of record in Book 7276, page 330, dated June 23, 1987, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the resubdivision of Lots 35, 36 and 37 in Bosticks Second Addition to Nashville as of record in Book 6050, page 291, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description thereof.

Being the same property conveyed to The R.H. Boyd Company by Quitclaim Deed from Larry D. Woods, Trustee, of record in Instrument No. 2004 031800 31014, dated March 18, 2004, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Larry D. Woods, Trustee by Deed from Moore-Wooten Properties, a partnership composed of Ernest E. Moore, Jr. and Richard M. Wooten, of record in Book 7306, page 49, dated July 24, 1987, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as Lots 1, 2 & 3 on the resubdivision of Lots 35, 36 and 37 in Bosticks Second Addition to Nashville

(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, 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 my hand this 28th day of November, 2006.

The R.H. Boyd Company

By: _____

T.B. BOYD, III, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared T.B. Boyd, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the President of The R.H. Boyd Company, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said T.B. Boyd as such President.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of November, 2006.

_____
Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008