Davidson County DEEDWARR
Recvd: 12/14/06 08:35 2 pgs
Fees:13.00 Taxes:573.50
20061214-0154007

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45032 FILE NO.: [illegible]

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meadowmere LLC	SAME AS NEW OWNER	83-6-366
1404 South Street		23W 16765
Nashville, TN 37212		

FOR AND IN 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, I/WE,

HARVEY RICHELSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meadowmere LLC

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:

BEING the southwest part of Lot No. 5 on the plan of W. L. Horn's Spout Spring Tract, as of record in Book 57, page 106, of the Register's Office of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, January 8, 1927, as follows:

BEGINNING on the easterly margin of North 17th Street, formerly Hughes Street, at the northwest corner of Lot No. 6 on said plan being 305 feet south of the southerly margin of Eastland Avenue, and running thence with the line between Lots 5 and 6, eastwardly 111 feet; thence northwardly and parallel with North 17th Street, 45 feet; thence westwardly 111 feet to the easterly margin of said Street; thence with the easterly margin of said Street, southwardly 45 feet to the beginning.

BEING the same property conveyed to Harvey Richelson by deed from Jacob Redmon McClonny, an unmarried person, of record in Book 10835, page 575, Register's Office for Davidson County, Tennessee.

This is investment property and not the residence of the Grantor nor any spouse of his.

Unimproved ( )
This is improved (X) property known as 513 N. 17th Street, 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 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/our hand(s) this 4 day of December, 2006

HARVEY RICHELSON

STATE OF ARIZONA)
COUNTY OF PIMA)

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

Witness my hand and official seal at Tucson, AZ, this 4th day of December, 2006.

Notary Public

My Commission Expires: 3/31/10

OFFICIAL SEAL
ALMA A. KLINGER
NOTARY PUBLIC – ARIZONA
PIMA COUNTY
My Comm. Expires March 31, 2010