WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/07 10:54 3 pgs
Fees:18.00 Taxes:925.00

20070110-0004161

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 2007

GAIL D. BUCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11/14/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ironworks Development, LLC	same	MAP 92-4
(NAME)	(NAME)	
2500 N. BERRY'S CHAPEL RD.	~~5120 Maryland Way~~	PARCEL 285
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(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, Susan R. Limor, beneficiary of the Estate of Victor I. Limor, deceased

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

Tract I:
Land in Davidson County, Tennessee, being part of Lot Nos. 24 and 25 on the Plan of Holt's Addition to Nashville (C. M. Holt's Subdivision), as of record in Book 21, page 33, Register's Office for said County.

Said part of said lots front 68 feet on the west side of Warren Street, formerly Holt Street and extends back between parallel lines with the southerly margin of an alley 60 feet to a dead line.

Tract II:
Land in Davidson County, Tennessee, being part of Lot Nos. 25 and 26 on the Plan of C. M. Holt's Plan of Lots (C. M. Holt's Subdivision), as of record in Book 21, page 33, Register's Office for said County.

Said parts of said lots and said improvements have been survey by Hal R. Swann, Jr., Surveyor, and the same are herewith fully described according to his survey made March 2, 1966, as follows: Beginning at a point marked with an iron rod in the northerly margin of Herman (formerly Hamilton) Street, at the westerly edge or margin of an iron wire fence, which point is 156.4 feet westerly from a point in the center line of Warren Street (formerly Holt Street) and the northerly margin of said Herman Street (as shown on said

CONTINUED

unimproved ( )
This is improved (X) property, known as 1026 Herman Street, Nashville, TN 37208
(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 5th day of January 2007

Susan R. Limor

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 Susan R. Limor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January 2007

Commission expires 11/14/2010

Gail D. Burch
Notary Public

GAIL D. BURCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Holt's Plan), said beginning point being the beginning point of the tract of land herein conveyed; thence, running in a northerly direction, along the westerly edge or margin of said iron fence 138 feet to an iron rod at a point in the southerly margin of a 20 foot alley; thence, easterly and along the southerly margin of said alley 78 feet to an iron rod at a point which is 80.7 feet westerly from the center line of said Warren Street and the southerly margin of said alley, same being the northeasterly corner of the tract of land herein conveyed; thence, at right angles, southerly along a line parallel to and 78 feet easterly from the westerly line or margin of said iron wire fence above described and intercepting a wooden fence at or near the Southeast corner of a building erected on said land herein described and following on southerly along said fence a total distance in all of 138 feet to an iron rod at a point in said fence or fence line in the northerly margin of said Herman Street which point is 78 feet East, along the northerly margin of said Herman Street, from the point of beginning; thence, westerly along the northerly margin of said Herman Street 78 feet to the point of beginning. There is located on said property a building having a width of 70 feet and running back to and past the southerly margin of said alley a distance of 119.8 feet form the front of same which said building extends on over into the alley a distance of approximately 1 1/2 to 2 feet. Said building is located within the boundary lines of said parcel of land herein described, except for the portion extending over into the said alley. All of said building is conveyed to Grantees along with the said parcel of land as well as the said fences and all improvements within the boundaries of said parcel of land.

Tract III:
Being the southerly 70 feet of Lot No. 24 and the easterly 10 feet of the southern 70 feet of Lot No. 25 in Holt's Addition to Nashville (C. M. Holt's Subdivision), as of record in Book 21, page 33, Register's Office for said County.

Said parts of Lot Nos. 24 and 25 begin at the northwest corner of Hamilton and Holt Streets and extend northwardly with the west line of Holt Street 70 feet to a point; thence, westerly with a line parallel to Hamilton Street 60 feet to a point; thence, southwardly parallel with Holt Street, 70 feet to a point in the North line of Hamilton Street; thence, eastwardly with the northerly line of Hamilton Street 60 feet to a point of beginning.

Tract IV:
Being Lot No. 27 on the Plan of C. M. Holt's Subdivision, as of record in Book 21, page 33, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the northerly side of Hamilton Street and runs back, between parallel lines, 138 feet to an alley.

Being the same property conveyed to Victor I. Limor by deed dated 12/15/97 from Susan R. Limor of record in Book 10727, page 836, Register's Office for Davidson County, Tennessee, the said Victor I. Limor having since died and Susan R. Limor being the beneficiary of his will probated in the Probate Court for Davidson County, Tennessee, Docket No. 98P455 and recorded in Will Book 219, page 249.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 21, page 33, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.