WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/07 12:57 2 pgs
Fees:13.00 Taxes:7509.15

20070118-0007433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,029,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Borders Group, LLC	**NEW OWNER**	**Map 117-10**
(NAME)	(NAME)	
909 18th Avenue, South, Suite C		
(ADDRESS)	(ADDRESS)	**Parcels 111.00, 110.00 & 109.00**
Nashville, Tennessee 37067		
(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, **CLIFFORD O. RICHMOND, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE BORDERS GROUP, LLC, Tennessee limited liability company,** 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3800, 3802 & 3804 Bedford Avenue, Nashville, TN 37215

(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 17th day of January, 2007.

Clifford O. Richmond

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Clifford O. Richmond the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of January, 2007.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public

EXHIBIT A

TRACT I
Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Hillsboro Views Block C, of record in Plat Book 974, page 64-65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 15 fronts 75 feet on the easterly margin of Bedford Avenue and runs back between parallel lines 187 feet to a dead line.

Being the same property conveyed to Clifford O. Richmond by deed from Charlotte Begalla of record in Instrument No. 20020924-0116249, and re-recorded in Instrument No. 20021021-0128567, Register's Office of Davidson County, Tennessee.

TRACT II
Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 15 and the northerly 50 feet of Lot No. 16, of Block "C" on the Map of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 75 feet on the east side of Bedford Avenue and runs back between parallel lines 187 feet to a dead line.

Being the same property conveyed to Clifford O. Richmond by deed from Anne Stone and husband, Hugh D. Stone of record in Instrument No. 19991220-0304786, Register's Office of Davidson County, Tennessee.

TRACT III
Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 16 and the north 25 feet of Lot No. 17 of Block C on the Plan of Hillsboro Views Development Company's Subdivision of record in Plat Book 974, pages 63, 64 and 65, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 16 and 17 adjoin and front together 75 feet on the southeasterly margin of Bedford Avenue and extends back between parallel lines 187 feet to a dead line.

Being the same property conveyed to Clifford O. Richmond by deed from Benjamin Gerald Hines, Jr. and wife, Lou Ann M. Hines of record in Book 7538, Page 885, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) All matters appearing on the plan of record in Book 974, pages 64-65, said Register's Office; (c) Restrictive covenants contained in Book 3964, page 409, Book 1512, page 576 and Book 1181, page 149, said Register's Office; and (d) Public Utility and Drainage Easement of record in Instrument No. 20060811-0099295, said Register's Office.