Davidson County DEEDWARR
Recvd: 02/02/07 13:37 2 pgs
Fees:13.00 Taxes:536.50
20070202-0014105

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Everest Investments 702 Sinclair Circle Brentwood, TN 37027	Same	163-00-0-066.01

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Alan Abrams, d/b/a Tennessee Funding Company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Everest Investments, a general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Land in the 2nd Civil District of Davidson County, Tennessee described according to a survey made December 7, 1963 by E. Medlin, Surveyor, as follows:
>
> Beginning at a point in the center of Antioch Pike, formerly Cane Ridge Road, said point being the common front corner of the property herein described and the Collins property, shown on said survey; thence along the westerly boundary line of Collins North 7 degrees 21 minutes East 440 feet to a point; thence North 59 degrees o4 minutes West, 163,7 feet to a point; thence South 2 degrees 30 minutes West 203.7 feet to a point in the center of Antioch Pike or Cane Ridge Road; thence with the center of said road South 47 degrees 17 minutes East 185 feet; thence continuing with the center of said road South 51 degrees 55 minutes East 100 feet to the point of beginning.
>
> Being the same property conveyed to Alan Abrams, d/b/a Tennessee Funding Company, by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, of record in 20060317-0031072, Register's Office for said County.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 31st day of January, 2007.

ALAN ABRAMS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan Abrams , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of January, 2007.

NOTARY PUBLIC

F. B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2007.

NOTARY PUBLIC

F. B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

My Commission Expires: _____
