PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 48399
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/05/07 10:30 2 pgs
Fees:13.00 Taxes:4440.00
20070205-0014656

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Park Center I, LLC<br>1121 Crater Hill Rd.<br>Nashville, Tennessee 37215 | SAME |

**TAX MAP-PARCEL NUMBERS:** 14402000700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,200,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne B. Isenhour, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Park Center I, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Chickering Hills Section 3 of record in Book 2663, page 17 Register's Office for said County.

Said Lot No. 58 fronts 275 feet on the westerly side of Crater Hill Drive and extends back 397.3 feet on the southerly line and 323.3 feet on the northerly line, to a dead line measuring 279.34 feet thereon.

Being the same property conveyed to Albert P. Isenhour and wife, Anne B. Isenhour, by deed of record in Book 4526, page 668, Register's Office for Davidson County, Tennessee. Albert P. Isenhour and wife, Anne B. Isenhour have since conveyed all interest in subject property to Anne B. Isenhour by deed of record in Book 6323, page 519, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 17, said Register's Office, which Plan shows a 155 foot minimum building setback line from Crater Hill Drive and a 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6303, page 831 Register's Office for Davidson County, Tennessee.

**This is improved property, known as: 1121 Crater Hill Rd., Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of ~~February~~ January, 2007.

**Anne B. Isenhour** **Albert P. Isenhour**

**State of** TENNESSEE
**County of** DAVIDSON

On this 31st day of ~~February~~ January, 2007 , before me the undersigned authority, personally appeared Anne B. Isenhour and Albert P. Isenhour, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Sworn and subscribed before me this the 1st day of February, 2007

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public