| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 26193-01-2007**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $883,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 1st day of February, 2007.<br><br>Notary Public<br><br>My Commission Expires: |

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Verges-James, LLC, a Tennessee limited liability company<br>825 19th Avenue South<br>Nashville, TN 37203 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br><br>Map No.092-16-0<br>Parcel No. 267.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frederick P. Sanjek,** unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Verges-James, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 825 19th Avenue South, Nashville, TN 37203

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on the 1st day of February, 2007.

Frederick P. Sanjek

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frederick P. Sanjek,** 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, at office, this 1st day of February, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/06/07 12:09 2 pgs
Fees:13.00 Taxes:3268.95

20070206-0015442

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 233, on the Map of O.B. Hayes Small Lots of record in Book One, page 81, of Chancery Court at Nashville, Tennessee.

Said Lot 233 fronts 50 feet on the westerly side of 19th Avenue South, and runs back between parallel lines, 166 feet to an alley.

Being the same property conveyed to Frederick P. Sanjek by deed dated June 5, 1995 from Fred C. Pickney, Jr. and wife, Patricia G. Pickney of record in Book 9692, page 626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1, page 81, Chancery Court at Nashville, Davidson County, Tennessee.