Davidson County DEEDWARR
Recvd: 02/07/07 14:32 3 pgs
Fees:18.00 Taxes:3206.66
20070207-0016226

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
The Van Slyke Family Partnership 114 29TH Avenue South Nashville, TN 37212	SAME	Map 92-12 Parcel 255

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Winston C. V. Parris and Nelita D. Parrris (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey to the Van Slyke Family Partnership, a Tennessee general partnership ("Grantee"), its heirs, successors, and assigns, a Two – Thirds (2/3) undivided interest, as tenants in common, of certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 182, 183, 184, 185 and the westerly one-half of Lot No. 186 on the Plat of Boyd Home Tract, of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Commencing at the southeast intersection of State St. and 19th Avenue South; thence North 50 deg. 14 min. 04 sec. East, 100 feet to the point of beginning; thence North 50 deg. 14 min. 04 sec. East, 225 feet; thence South 39 Deg. 43 min. 52 sec. East, 170 feet; thence South 50 deg. 14 min. 04 sec. West, 225 feet; thence North 39 deg. 43 min. 52 sec. West, 170 feet to the point of beginning containing 0.88 acres more or less.

Being the same property conveyed to Winston C. V. Parris, Nelita D. Parrris and Kenneth R. Kraft, each as to a One-Third (1/3) undivided interest, as tenants in common, by Quitclaim deed of record as Instrument No. 20070207-0016225 said Register's Office.

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

The Grantors covenant with the Grantee that the Grantors are lawfully seized and possessed of the said Property in fee simple; that the Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters shown on the Plan of Record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

(2) Subject to property taxes for the year 2007 a lien, not yet due and payable.

(3) Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing by State Street Partners, a Tennessee General Partnership, trustor, Robert R. Campbell, Jr., trustee, for the benefit of Union Planters bank, National Association, beneficiary, to secure a note in the original amount of $840,000.00 and any other obligations secured thereby, of record as Instrument No. 20040723-0088522, Register's Office for Davidson County, Tennessee.

(4) Second Deed of Trust by State Street Partners, trustor, to Denise E. Cole, trustee, for the benefit of Winston H. Griner, Sr., M.D., beneficiary, to secure a note in the original amount of $140,000.00 and any other obligations secured thereby, of record as Instrument No. 20040727-0089386, Register's Office for Davidson County, Tennessee.

(5) All matters shown on the survey of Jeffrey A. Leopard, RLS No. 2415 with John Kohl and Company, P.C., dated July 21, 2004, file No. 55623-392.

This is improved property commonly known as 1811 State Street, Nashville, Tennessee 37203.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 7th day of February, 2007

Winston C. V. Parris

Nelita D. Parris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, Winston C. V. Parris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 7th day of February, 2007.

Notary Public

JANE OPATRNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, Nelita D. Parris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 7th day of February, 2007.

Notary Public

My Commission Expires: 11-14-09

JANE OPATRNY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $866,666.00.

Affiant General Partner

Sworn to and subscribed before me this 7th day of February, 2007.

Notary Public

My Commission Expires: 11-14-09

JANE OPATRNY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY