Davidson County DEEDWARR
Recvd: 02/09/07 15:07 3 pgs
Fees:18.00 Taxes:6845.00
20070209-0017378

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00. Affiant Subscribed and sworn to before me, this 9th day of February, 2007. Notary Public My Commission Expires

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Midtown Properties Partnership 4339 Monticello Trace Adams, TN 37010	Same	Map 92-16 Parcel 355

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **POWELL INVESTMENT COMPANY, LLC**, a Tennessee limited liability company, successor to **POWELL INVESTMENT COMPANY, L.P.**, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MIDTOWN PROPERTIES PARTNERSHIP,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots No. 119, 120 and 121 in O. B. Hayes First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville, to which said plan is hereby referenced for a more complete description of said lots.

Said Lot No. 119 fronts 50 feet on the easterly side of Eighteenth Avenue South, formerly Shields or Lamar Street, and runs back between parallel lines 150 feet more or less to an alley.

Said Plan does not show the size of Lot No. 20, but according to the deeds, said Lot No. 120 fronts 50 feet on the easterly side of Eighteenth Avenue South and runs back between parallel lines 151 feet, more or less to an alley.

Said Lot No. 121 fronts 50 feet on the easterly side of Eighteenth Avenue South, formerly Shields Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Powell Investment Company, L.P. by deeds of record in Book 8519, page 413, Book 10071, page 941, and Book 10356, page 54, Register's Office for Davidson County, Tennessee, Powell Investment Company, L.P. having been converted to Powell Investment Company, LLC, as evidenced by Articles of Conversion of record as Instrument No. 20070209001737 7, Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous instrument of record. A new legal description was not prepared for this transaction.

This conveyance is made subject to:

1. 2007 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom. In the event actual 2007 taxes vary from the projected 2007 tax amounts, on which proration of such taxes were based, the parties shall reprorate and adjust between themselves 2007 taxes based on actual amounts assessed.

2. Matters shown on plan of record in Plan Book 1, page 69, Chancery Court, Nashville, Tennessee.

3. Leases and rights of tenants in possession.

This is improved property known as 804 18th Avenue South, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; the undersigned covenants with the said Grantee that it is lawfully seized 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; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 9th day of February, 2007.

POWELL INVESTMENT COMPANY, LLC,
a Tennessee limited liability company

By: _____
Larry W. Powell, Sr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY W. POWELL, SR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **CHIEF MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of February, 2006.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010