Davidson County DEEDWARR
Recvd: 02/14/07 15:08 3 pg
Fees:18.00 Taxes:4347.50

20070214-0019050

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20311-6
Davidson County Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Langley Properties, LLC 2945 Foster Creighton Drive Nashville, TN 37204	New Owner	Map 118-16 Parcel 037

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, STEVE ELMORE, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LANGLEY PROPERTIES, LLC, a Tennessee limited liability company hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the Sixth Civil District of Davidson County, Tennessee, being Lot Nos. 50 and 51 in Sidco Subdivision, Section Three, of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Steve Elmore by Deed from Betcam, a Tennessee partnership composed of R. Steven Butler, Jimmy J. Evans, Charles W. Thompson, Marshall A. Carter and John T. Miller, of record in Instrument No. 20020605-0068311, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 2945 Foster Creighton Avenue, Nashville, Tennessee 37204.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he 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 set forth on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his heirs 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of February 2007.

Steve Elmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Elmore, the bargainor, 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 Nashville, Tennessee, this 14th day of February 2007.

NOTARY PUBLIC

My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00

Affiant

Subscribed and sworn to before me this 14 day of February 2007.

Notary Public
My commission expires 7-19-08

SHARON S. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable. Map 118-16, Parcel 037

(b) Matters shown on the Plan of record in Book 2663, Page 41, Registers' Office for Davidson County, Tennessee.

(c) Rights reserved in Quitclaim Deed of record in Book 2152, Page 347, said Register's Office.

(d) Easements for use of sewage facilities as set forth in deed of record in Book 2707, Page 619, Register's Office for Davidson County, Tennessee, which easement and right-of-way were subsequently conveyed to the City of Nashville, Public Works Department in Book 3434, Page 174, said Register's Office.

(e) Easement(s) for water main to City of Nashville, as set forth in instrument of record in Book 2703, Page 402, and Book 2244, Page 611, said Register's Office.

(f) Railroad easements for right-of-way purposes in Book 2293, Page 573, Book 2499, Page 79, and Book 2499, Page 86, said Register's Office.

(g) Matters shown on survey dated June 23, 2006 by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., R.L.S. #1728, File Number 02124-2.