Davidson County DEEDWARR
Recvd: 02/16/07 16:08 2 pg
Fees:13.00 Taxes:2405.00

20070216-0020019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF February, 2007.

Notary Public

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

G-FRCHPA-07-4600

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard b. French, Jr.	SAME	
4600 Post Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		116-02-0-005.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDMUND A. HILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD B. FRENCH, JR., UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 AND THE EASTERLY 35.9 FEET OF LOT NO. 9 OF BLOCK D ON THE MAP SHOWING SUBDIVISION OF BLOCKS B, D AND E IN HILLWOOD ESTATES, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, MAY 4, 1938, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF WILSONIA AVENUE AND POST ROAD; THENCE WITH SAID ROAD, NORTHEASTWARDLY 233.5 FEET TO THE CORNER OF LOTS NO. 1 AND 10; THENCE WITH THE LINE BETWEEN SAID TWO LOTS AND THE LINE BETWEEN LOTS NO. 2 AND 9, NORTHWESTWARDLY 210.7 FEET TO A POINT 25.9 FEET WEST OF THE COMMON CORNER OF LOTS NO. 1, 2, 9 AND 10; THENCE SOUTHWESTWARDLY 212.4 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF WILSONIA AVENUE; THENCE WITH SAID AVENUE, SOUTHEASTWARDLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDMUND A. HILL BY WARRANTY DEED FROM ELIZABETH H. BLALOCK AND WILLIAM STANFORD BLALOCK, RECORDED ON THE 2ND DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060602-0065060, IN THE R EGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) 2007 real property taxes which have been prorated and assumed by the grantee(s) and (b) easement and easement agreement of record in Book 1104, page 117; and Book 9296, page 449, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4600 Post Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of February, 2007.

Edmund A. Hill

STATE OF Tennessee
COUNTY OF Davidson

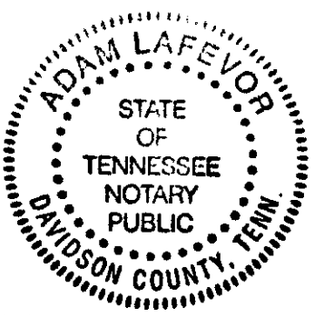
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edmund A. Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of February, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903