WARRANTY DEED

FILE BOX 19B
07-01-035-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

Sandra S. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of February, 2007

Notary Public

My Commission Expires: 1/3/11 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LOREN L. BLACK, MARRIED	New Owner	127-16
(NAME)	(NAME)	33.00
916 Harpeth Valley Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
37221		

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STEVEN R. BEGGROW, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LOREN L. BLACK, MARRIED**, hereinafter called the Grantee(s), his heirs and assigns, a 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. 8 on the Final Plat of Harpeth Valley Office Park, A Planned Unit Development of record in Book 11700, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to STEVEN R. BEGGROW AND WIFE, CHARLINE L. BEGGROW by Deed from FRENCH RIVER DEVELOPMENT COMPANY, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, dated October 17, 2000, of record in Instrument No. 20001019-0103608, Register's Office for Davidson County, Tennessee. The said Charline L. Beggrow having since died on August 11, 2001.

THIS conveyance is subject to Restrictive Covenants of record in Book 11651, Page 501, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Property is commercial and is not now nor ever has been principal place of residence of the Grantor herein.

Davidson County DEEDWARR
Recvd: 02/20/07 09:05 2 pgs
Fees:13.00 Taxes:1372.70
20070220-0020175

BEING unimproved
Improved property known as: 916 Harpeth Valley Place, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this 14th day of February, 2007.

Steven R Beggrow

STEVEN R. BEGGROW

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 **STEVEN R. BEGGROW, MARRIED**, the bargainor(s), 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 Brentwood, Tennessee, this 14th day of February, 2007.

My Commission Expires: 1/3/11

Notary Public

