Davidson County DEEDWARR
Recvd: 02/28/07 14:56 5 pgs
Fees:28.00 Taxes:3330.00

20070228-0024892

THIS INSTRUMENT PREPARED BY:
Beth J. Blankenship, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
West End Village	Same	104-02-0-154
Development Company, LLC		104-02-0-155
201 Fourth Avenue, North,		
Suite 1100		
Nashville, Tennessee 37210		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of February, 2007.

Notary Public

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

My Commission Expires: 5-22-10

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James B. Mason, IV**, a married person, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **West End Village Development Company, LLC**, a Tennessee limited liability company hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit "B."

This is improved property located at 219 and 221 31st Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to the said GRANTEE, its 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 its hand this, the 28th day of February, 2007.

GRANTOR:

JAMES B. MASON, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **JAMES B. MASON, IV**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 28th day of February, 2007.

Notary Public

My Commission Expires:
5-22-10

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

1359583.5
Mason Deed

EXHIBIT "A"

PARCEL 154:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of 31st Avenue North, being the northerly portion of Lot No. 28 as shown on the Revised Map of West End Park of record in Plat Book 421, pages 82 and 83, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of 31st Avenue North at the northeast corner of herein described tract, said point being southerly 166.7 feet along said margin from the southerly margin of Long Boulevard;

THENCE, with said 31st Avenue North, S 00° 04' 25" E, 50.00 feet to a point;

THENCE, leaving said margin, S 76° 49' 25" W, 163.68 feet to a point in the east margin of a 15-foot Alley;

THENCE, with said Alley, N 00° 04' 25" W, 40.20 feet to a point in the south line of Jack M. Rowland of record in Instrument No. 2000061300590044, R.O.D.C.;

THENCE, leaving said Alley with the south line of Rowland, R. Scott Heffinger of record in Book 6985, page 414, R.O.D.C. and Poston Avenue Partnership of record in Instrument No. 200301230009738, R.O.D.C., N 73° 31' 50" E, 166.17 feet to the point of beginning.

Containing 7,190 square feet or 0.17 acres, more or less, described according to an ALTA/ACSM Land Title Survey, dated February 6, 2007, last revised February 26, 2007, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 3342300.

Being the same property conveyed to JAMES B. MASON, IV, by deed from ERNEST C. SNELL, of record in Book 7936, page 626, dated September 12, 1989, Register's Office for Davidson County, Tennessee.

PARCEL 155:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of 31st Avenue North, being the southerly portion of Lot No. 28 as shown on the Revised Map of West End Park of record in Plat Book 421, pages 82 and 83, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of 31st Avenue North at the northeast corner of herein described tract, said point being southerly 216.7 feet along said margin from the southerly margin of Long Boulevard;

THENCE, with said 31st Avenue North, S 00° 04' 25" E, 50.00 feet to a point;

THENCE, leaving said margin, S 80° 12' 24" W, 161.74 feet to a point in the east margin of a 15-foot Alley;

THENCE, with said Alley, N 00° 04' 25" W, 40.20 feet to a point;

THENCE, leaving said Alley, N 76° 49' 25" E, 163.68 feet to the point of beginning.

Containing 7,190 square feet or 0.17 acres, more or less, described according to an ALTA/ACSM Land Title Survey, dated February 6, 2007, last revised February 26, 2007, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 3342300.

Being the same property conveyed to JAMES B. MASON, IV, by deed from EVELYN KOCH SMITH, of record in Book 7283, page 281, dated June 30, 1987, said Register's Office.

THE PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of 31st Avenue North between West End Avenue and Long Boulevard, being Lot No. 28 as shown on Revised Map of West End Park of record in Plat Book 421, page 82 and 83, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the west margin of 31st Avenue North, said point being north along said margin 100.00 feet from the north margin of Bellwood Avenue;

THENCE, leaving 31st Avenue with the north line of Pickard Holdings Ltd., Inc. of record in Book 9704, page 587, R.O.D.C., S 80° 12' 24" W, 161.74 feet to a point in the east margin of a 15-Foot Alley;

THENCE, with said Alley, N 00° 04' 25" W, 80.40 feet to a point;

THENCE, N 73° 31' 50" E, 166.17 feet to a point in the west margin of 31st Avenue North;

THENCE, with said margin, S 00° 04' 25" E, 100.00 feet to the point of beginning;

Containing 14,379 square feet or 0.33 acre, more or less, described according to an ALTA/ACSM Land Title Survey, dated February 6, 2007, prepared by Judy L. Judson, Tennessee No. 1935, and last revised February 26, 2007, by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 3342300.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2007, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 571, page 465, said Register's Office.

4. The plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner & Cannon, Inc., dated February 6, 2007, and last revised by William C. Cockrill, RLS No. 1401 with Barge Waggoner Sumner & Cannon, Inc., February 26, 2007, File No. 3342300, shows the following matters:

   a) Sidewalk along the southern boundary line of Lot 155 encroaches upon Lot 156.

   b) Shed located in the northwest portion of Lot 155 encroaches upon Lot 154.

   c) Shed located in the northwest portion of Lot 154 encroaches on a 10" sewer line.