WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/07 12:10 3 pgs
Fees:18.00 Taxes:477.30

20070312-0030020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Prepared

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan Street Partners, LLC (NAME)	Same as New Owner (NAME)	MAP 119-9
5307 Lancelot Road (ADDRESS)	(ADDRESS)	PARCEL 202
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth V. Elam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Logan Street Partners, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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 land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Logan Avenue at a point 53 feet south of the southeast corner of the property conveyed to John Logan, Jr. by deed from J.S. Logan and wife, of Record in Book 365, Page 599, Register's Office for said County: Thence westwardly 130 feet, more or less, to the easterly line of the King property: Thence with said line Northwardly 107 feet to a point 53 feet south of the southwest corner of said Logan property: Thence eastwardly 130 feet, more or less, to the beginning.

Included in the above description but expressly therefrom is the following land:

Land in the 1st Civil District of Davidson County, Tennessee, being the most Northerly 0.50 feet of the Charles Ray Miller property and being more particulary described as follows:

Beginning at an iron rod in the westerly margin of Logan Street being the northeast corner of the Charles Ray Miller property, as recorded in Book 7702, Page 310, R.O.D.C., Tn, and the Southeast corner of the Robert A. Friedmann, III property, as recorded in Book 9093, Page 261, R.O.D.C., Tn., Thence , along said margin S 02 degrees 07' 20" W 0.50 feet: Thence, S 88 degrees 23'14" W., 130.00 feet; Thence, N 02 degrees 07'20"E, 0.50 feet; Thence, N 88 degrees 23'14" E, 130.00 feet to the point of beginning and containing 65 square feet.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2849 Logan Street, Nashville, TN 37211
(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 GRANTEES, their heirs 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 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 hand this 8th day of March 2007

Kenneth V. Elam

Kenneth V. Elam

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 Kenneth V. Elam

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 Madison, Tennessee, this 8th day of March, 2007.

Commission expires March 20, ~~2000~~ 2010

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Kenneth Elam, married from Charles Ray Miller, married by Warranty Deed of record as Instrument Number 20020711-0083308 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS and subject tc the right-of-way of Logan Street.