Box 10-B

Davidson County DEEDWARR
Recvd: 03/15/07 15:20 3 pg
Fees:18.00 Taxes:1295.00

20070315-0031891

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2007

Notary Public

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ACTION CONSTRUCTION OF TN, INC.	**SAME**	**091-13-0-297.00** **091-13-0-296.00**
(NAME) **6668 S. UPTON COURT**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, I, **JERRY KINDRED, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ACTION CONSTRUCTION OF TN, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5920 & 6000 O'BRIEN AVENUE, NASHVILLE, TN 37209**
(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 15 day of March, 2007.

Jerry Kindred

JERRY KINDRED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **Jerry Kindred** 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 Nashville, Tennessee this 15th day of March, 2007.

My commission expires: September 22, 2007

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Lee A. Cohen
Notary Public

EXHIBIT "A"

Tract No. I:

Land in Davidson County, Tennessee, being Lot Nos. 80 and 81 on the Plan of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 80 and 81 front together 125 feet on Grundy Street and run back northwardly between parallel lines, with the easterly margin of Lellyett Avenue, 170 feet to an alley.

TOGETHER WITH A STREET CLOSING IN ORDINANCE NO. 087-1632 FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED OF RECORD AS INSTRUMENT NO. 20020125-0010547, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to Jerry Kindred and wife, Vicky Kindred by deed from Timothy Alan Page and Searcy B. Page, Sr. and wife, Mary Maxine Page, of record in Book 7127, page 670, dated December 31, 1986 and further conveyed to Jerry Kindred by deed of record in Book 7919, page 472, dated November 5, 1987, Register's Office for Davidson County, Tennessee.

Tract No. II:

Land in Davidson County, Tennessee, being Lot Nos. 82, 83, and one-half of Lot No. 84 on the Plan of West Nashville Heights as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, fronting 150 feet on the northerly side of Grundy Street and running back between parallel lines with Lellyett Avenue and the center of Lot No. 84 to the center of a 12-foot alley.

TOGETHER WITH A STREET CLOSING IN ORDINANCE NO. 087-1632 FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED OF RECORD AS INSTRUMENT NO. 20011205-0133582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to Jerry Kindred and wife, Vickie Kindred by deed from Oliver W. Hows and wife, Temple G. Hows of record in Book 5106, page 130, dated January 14, 1977 and being further conveyed to Jerry Kindred by deed of record in Book 7919, page 470, dated November 5, 1987, Register's Office for Davidson County, Tennessee.