Davidson County DEEDWARR
Recvd: 03/19/07 15:25 2 pg
Fees:13.00 Taxes:1385.65

20070319-0033223

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$374,500.00**
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE AT
|15 DAY OF March, 2007.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

AMY BETH ELMORE NOTARY PUBLIC DAVIDSON COUNTY, TENN LARGE

My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TFM Holdings, LLC 641 Fogg Street Nashville, TN 37203	New Owner	Map 93.14 Parcel 327

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, we,

Betty Sue Warner, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

TFM Holdings, 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:

BEING LOT NOS. 38, 39 AND 40 IN EWING AND WETMORE'S ADDITION TO SOUTH NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 14, PAGE 202 AND 203, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 38, 39, AND 40 FRONT 31 FEET EACH ON THE SOUTH SIDE OF FOGG STREET AND RUN BACK SOUTHERLY BETWEEN PARALLEL LINES 130 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EDWARD QUINN WARNER, ET UX, BETTY SUE WARNER BY DEED FROM CHARLES GALBREATH, ET UX, JOYCE GALBREATH AND ANNE BOENSCH, THE WIDOW OF A. D. BOENSCH, DATED SEPTEMBER 15, 1983, AND OF RECORD IN BOOK 6151, PAGE 620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID EDWARD QUINN WARNER IS DECEASED. PROPERTY VESTS IN BETTY SUE WARNER AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is made subject to the following:

1)Property is subject to all matters affecting said premises as contained in Plat Book 14, Page 202 and 203, Register's Office for Davidson County, Tennessee.
2) 2007 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 641 Fogg Street, Nashville, TN 37203
(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(s) this 15 day of March, 2007.

Betty Sue Warner
Betty Sue Warner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Betty Sue Warner, widow, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076