Davidson County DEEDWARR
Recvd: 03/28/07 09:55 4 pg
Fees:23.00 Taxes:1147.00

20070328-0036914

File No. 20401-6
Box 14-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Jennifer L. Johnson
Affiant

Subscribed and sworn to before me, this 26 day of March, 2007.

DONOR BARR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Donor Barr
Notary Public
My commission expires: 9-25-10

03-0702-34438

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
835 4th Avenue South Partners, LLC PO Box 40612 Nashville, TN 37204	NEW OWNER	093-15-0-198.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruby A. Daugherty, sole heir at law of L. L. Daugherty, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to 835 4th Avenue South Partners, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in the 19th Civil District of Davidson County, Tennessee, being more particularly described as follows:

See Attached EXHIBIT "A"

BEING the same property conveyed to L.L. Daugherty by deed from Mrs. Elizabeth R. Tinnin, a widow of C.O. Tinnin, deceased, Lavenia Tinnin Garvin and husband S.C. Garvin, Charlyvene Tinnin Jordan and husband Nance Jordan, W.F. Tinnin and wife, Lucy Northcott Tinnin, F.R. Tinnin and wife Sallie Wade Tinnin, of record in Book 1194, page 616, and re-recorded in Book 1194, Page 631, Register's Office for Davidson County, Tennessee, together with that part of Mulberry Street which adjoins the above described property, said street being closed by Ordinance No. 086-1546, approved January 26, 1987, by the Metropolitan Council. L.L. Daugherty having since died, leaving Ruby A. Daugherty as his sole heir at law. An Affidavit of Heirship was recorded as Instrument Number 20070328-0036913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 835 4th Avenue South, Nashville, TN 37210-2058

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of March, 2007.

Ruby A. Daugherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruby A. Daugherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of March, 2007.

Karen Colbert
State of Tennessee at Large

My Commission expires 07-24-10



EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" in concrete at the intersection of the westerly right-of-way line of Fourth Avenue South, and the northerly right-of-way line of Interstate 40;

Thence leaving the westerly right-of-way line of Fourth Avenue South, with the northerly right-of-way line of Interstate 40, South 19 deg 52 min 21 sec West, 58.01 feet to an existing right-of-way monument;

Thence South 62 deg 45 min 00 sec West, 122.26 feet to an iron rod set, at the intersection with the easterly terminus of Mulberry Street;

Thence leaving the northerly right-of-way line of Interstate 40, with the easterly terminus of Mulberry Street, North 27 deg 19 min 05 sec West, 64.64 feet to an "X" in concrete, in
the easterly right-of-way line of Alley Number 146, and at a corner common with the property of KMN Company, as of record in Deed Book 6489, Page 208, at the Register's Office for
Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley Number 146, with the southerly property line of KMN Company, North 62 deg 45 min 00 sec East, 165.00 feet to an "X" in concrete, in the westerly right-of-way line of Fourth Avenue South;

Thence with the westerly right-of-way line of Fourth Avenue South, South 26 deg 53 min 37 sec East, 25.17 feet to the POINT OF BEGINNING.

For informational purposes only; containing 9,816 square feet or 0.225 acres more or less, by Cherry Land Surveying, Inc.

Exhibit "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable.

(b) Easement retained by the Metropolitan Government in Ordinance No. 086-1546, Metropolitan County Council.

(c) Matters shown on the Plan of record in Deed Book S, Page 279, Register's Office for Davidson County, Tennessee.

(d) Rights of ingress and egress conveyed to the State of Tennessee in the deed of record in Book 4450, Page 896, said Register's Office.

(e) Matters shown on the ALTA/ACSM Survey by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated March 21, 2007, as Job Number 07069CW.