Davidson County DEEDWARR
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Fees:23.00 Taxes:3422.50
20070328-0036927

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX# 14A
File No. 20400-6

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bobby Price and Roger Baskin 701 Second Avenue North Nashville, TN 37201	New Owner	Map 82-14 Parcel 74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, BETTY B. CONNELLY, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto BOBBY PRICE as to an undivided 50% interest and ROGER BASKIN as to an undivided 50% interest as tenants in common, 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 Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, at the intersection of the westerly right-of-way line of Second Avenue North, and the northerly right-of-way line of CSX Transportation Railroad;

Thence leaving the westerly right-of-way line of Second Avenue North, with the northerly right-of-way line of CSX Transportation Railroad, South 58 deg 28 min 38 sec West,289.85 feet to an iron rod set at the intersection with the easterly right-of-way line of Third Avenue North;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly right-of-way line of Third Avenue North, North 31 deg 46 min 44 sec West, 68.68 feet to an "X" in concrete, at a corner common with the property of Tennessee Education Association, as of record in Deed Book 8167, Page 494, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Third Avenue North, with the southerly property line of Tennessee Education Association, North 58 deg 19 min 13 sec East, 145.03 feet to an iron rod set;

Thence with the easterly property line of Tennessee Education Association, North 32 deg 00 min 07 sec West, 130.03 feet to an existing iron rod;

Thence with the southerly property line of Tennessee Education Association, North 58 deg 20 min 07 sec East,145.50 feet to an existing iron rod in the westerly right-of-way line of Second Avenue North;

Thence with the westerly right-of-way line of Second Avenue North, South 31 deg 43 min 45 sec East, 199.46 feet to the POINT OF BEGINNING. Containing 38,900 square feet or 0.893 acres more or less.

BEING the same property conveyed to Raymond A. Connelly and wife, Betty B. Connelly by deed from Davidson County Farmers Co-operative, also known as Davidson Farmers Cooperative, a Tennessee corporation, of record in Book 9871, Page 393, Register's Office for Davidson County, Tennessee, and property conveyed to Raymond A. Connelly, and individual, by Quitclaim Deed from CSX Transportation, Inc., a Virginia corporation of record in Book 10338, Page 107, said Register's Office.

*Raymond A. Connelly having since died leaving a Last Will and Testament. Said Will was probated in Chancery Court in Williamson County, Tennessee.

THIS is improved property, known as 701 Second Avenue North, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and the undersigned Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and the Grantor does further covenant and bind herself, her heirs and assigns, 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.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of March, 2007.

Betty B. Connelly

Betty B. Connelly

By: Judy Tidwell, Atty. In Fact

Judy Tidwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Judy Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Betty B. Connelly, the bargainor and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Betty B. Connelly for the purpose therein contained, by signing the name of Betty B. Connelly by herself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 2007

Jennifer L. Johnson
Notary Public
My Commission Expires: 11/24/07

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.

Affiant

Subscribed and sworn to before me this
27th day of March 2007.

Jennifer L. Johnson
Notary Public
My commission expires: 11/24/07

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2007 and subsequent years, not yet due and payable. Map 082-09-0 Parcels 325 & 326
2. The Plan of record in Book 10, Pages 606 through 609, inclusive, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. Matters shown on the Boundary Survey of Tax Map 82-9, Parcels 325 and 326 by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated March 9, 2007 as Job Number 07052BB.