File No. 20393-2
BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/07 12:30 2 pg
Fees:13.00 Taxes:3219.00
20070329-0037617

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$870,000.00.**

Angela Batson
Affiant

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

Katherine Goodson
Notary Public

My commission expires: 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
GERALD E. SHERIDAN and CATHERINE R. SHERIDAN	**"NEW OWNERS"**	**Map 116-07-0 Parcel 132.00**
101 Wentworth Avenue		
Nashville, TN 37215-2229		

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,

LYNNWOOD LAND COMPANY, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

GERALD E. SHERIDAN and CATHERINE R. SHERIDAN, husband and wife

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 Lot No. 1 on the Final Subdivision Plat of Resubdivision of 300 Lynnwood Boulevard, Lynnwood Land Company, as of record in Instrument No. 20051101-0131971, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Lynnwood Land Company, a Tennessee general partnership, by Warranty Deed dated March 4, 2005, from Indigo Properties, L.P., a Georgia limited partnership, of record in Instrument No. 20050309-0026388, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Easement Agreement of record in Instrument No. 20060717-0085467, said Register's Office; any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (____) UNIMPROVED (__XX__) property, known as: **300 Lynnwood Boulevard, Nashville, TN 37205**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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. 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 its hand by its duly authorized officer this 27th day of March, 2007.

LYNNWOOD LAND COMPANY

By: _____
RICHARD B. FRENCH, JR., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **RICHARD B. FRENCH, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **General Partner** of **LYNNWOOD LAND COMPANY**, a Tennessee general partnership, the within-named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by the said **RICHARD B. FRENCH, JR.**, as **General Partner.**

Witness my hand, at office in Nashville, Tennessee, this **27th** day of **March, 2007.**

Katherine Goodson
Notary Public

My Commission Expires: 5/30/07

