Davidson County DEEDWARR
Recvd: 04/11/07 09:04 3 pg:
Fees:18.00 Taxes:783.44
20070411-0043031

Return to:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File No. 20315-6
Box 14-A

#487

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Advent Property Holdings, LLC	(NEW OWNER)	Map/Parcel 118-0402-2800 Map/Parcel 118-0800-4200
4942 Tyne Valley Blvd.		
Nashville, TN 37220		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael W. Rutledge, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Advent Property Holdings, LLC, a Tennessee limited liability company ,** (The "Grantee"), its successors and/or assigns certain tract or parcel sof land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is not the personal, marital or primary residence of Grantor, his spouse or any dependents.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Book 161, pages 169, said Register's Office.**

This is improved properties commonly known as **2316 & 2318 Cruzen Street, Nashville, TN 37210**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $211,741.43.

Michael Rutledge
Affiant

Subscribed and sworn to before me this
9th day of April, 2007

Judy Painter-Rose
Notary public:



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, its successors and/or assign, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **9th** day of **April, 2007**

Michael W Rutledge
Michael W. Rutledge

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael W. Rutledge,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **9th** day of **April, 2007.**

Judy Painter-Rose
Notary Public

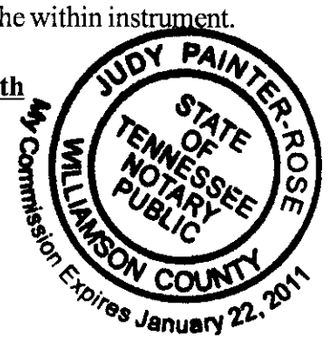


EXHIBIT "A"
Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOTS 251 AND 252, ON THE PLAN OF GRANDVIEW HEIGHTS SUBDIVISION OF "LOT A", AS OF RECORD IN PLAT BOOK 161, PAGE 169, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF CRUZEN STREET, 50 FEET IN WIDTH AT A CORNER COMMON WITH MELROSE PARTNERS, LLC., AS OF RECORD IN DEED INSTRUMENT 200403080026443, AT SAID REGISTER'S OFFICE, SAID IRON ROD BEING NORTH 21 DEG 05 MIN 37 SEC WEST, 150.00 FEET FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CRUZEN STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF MELROSE AVENUE, 50 FEET IN WIDTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF CRUZEN STREET, NORTH 21 DEG 05 MIN 37 SEC WEST, 99.74 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH J.H. BURNS, AS OF RECORD IN DEED BOOK 1514, PAGE 404, AT SAID REGISTER'S OFFICE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF CRUZEN STREET WITH THE SOUTHERLY PROPERTY LINE OF J.H. BURNS, NORTH 68 DEG 54 MIN 23 SEC EAST, 150.00 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY No. 1839, 15 FEET IN WIDTH;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY No. 1839, SOUTH 21 DEG 05 MIN 37 SEC EAST, 99.74 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH SAID MELROSE PARTNERS, LLC.;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY No. 1839 WITH THE NORTHERLY PROPERTY LINE OF SAID MELROSE PARTNERS, LLC., SOUTH 68 DEG 54 MIN 23 SEC WEST, 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14,961 SQUARE FEET (0.34 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. RUTLEDGE BY DEED FROM TERRY L. ATWOOD AND CASEY L. ATWOOD, OF RECORD IN INSTRUMENT NO. 20060511-0055427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.