Return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

Davidson County DEEDWARR
Recvd: 04/16/07 12:24 3 pgs
Fees:18.00 Taxes:1572.13
20070416-0045257

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liff-Newberry Ventures (NAME)	same (NAME)	MAP 117-13
2811 Kenway Road (ADDRESS)	(ADDRESS)	PARCEL 74
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James P. Rau, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Liff-Newberry Ventures

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 No. 63 and the westerly part of Lot No. 62 on the Plan of Woodmont Estates, No. 2, as of record in Book 1130, page 99, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James P. Rau by deed from Anne S. Rau pursuant to a Marital Dissolution Agreement in the Second Circuit Court of Davidson County, Tennessee, of record in Book 9740, page 827, and to James P. Rau and wife, Anne S. Rau by deed from John W. Campbell and wife, Cecile M. Campbell of record in Book 4313, page 452, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following described property conveyed to Terry L. and Elizabeth C. Hallemann of record in Instrument No. 20031029-0159243 and by Easement Agreement of record in Instrument No. 20031029-0159244, and by Deed of Correction of record in Instrument No. 20040616-0071519, Register's Office for Davidson County, Tennessee:

Being the westerly part to Lot No. 62 on the Plan of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for Davidson County, and being more particularly described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 2811 Kenway Road, Nashville, TN 37215
(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 this 9th day of April, 2007

James P. Rau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Rau

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Tennessee, this 9th day of April 2007.

Commission expires 1/24/09

Notary Public

NOEL F. ANDERSON
NOTARY PUBLIC OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Beginning in the south right of way of Kenway Road at the common corner of Lots 62 and 63 shown on said plan; thence with said south right of way, along a curve to the left having a radius of 741.2 feet, a distance of 49.68 feet; thence leaving said right of way South 15 deg. 16' 47" East, 207.52 feet; thence South 88 deg. 06' 59" West, 72.38 feet to the southerly corner of said Lots 62 and 63; thence along the line of Lots 62 and 63 North 9 deg. 09' 36" West, 197.31 feet to the point of beginning.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, page 99, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.