WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/07 13:53 2 pgs
Fees:13.00 Taxes:1295.00

22515

20070501-0051882

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF April, 2007.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Grove Park Construction, LLC	Community First Bank & Trust	
1510 Adventure Court	501 S. James Campbell Boulevard	Map and Parcel 131-2-197
Brentwood, Tennessee 37027	Columbia, Tennessee 38401	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, J. DAVID PEARSON, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto GROVE PARK CONSTRUCTION, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 of Block 6 on the Map of Overton Hills, as of record in Book 843, page 66, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the south side of Overhill Drive and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to J. David Pearson by Warranty Deed from Carol Ann Nance Orman, Mary Katherine Nance Lammers, Benjamin Clement Nance, III, Timothy Michael Nance and Jean Marie Nance of record in Instrument No. 20061019-0130052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 131-2-197
b. All matters appearing on the Plan of Overton Hills, a Re-Subdivision of Hollywood Place on Hillsboro Road of record in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee.
c. Affidavit of Heirship of record in Instrument No. 20061019-0130051, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 2021 Overhill, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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/our hand(s) this 30th day of April, 2007:

J. David Pearson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named J. DAVID PEARSON, the bargainor(s), 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 Franklin, Tennessee, this 30th day of April, 2007.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009