Davidson County DEEDWARR
Recvd: 05/02/07 14:48 2 pgs
Fees:13.00 Taxes:307.10
20070502-0052634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00.

Barbara Quinn
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2007.

Notary Public

My Commission Expires: 11/6/08

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires [redacted]

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Park Center
801 12th Avenue S.O.
Nashville, TN 37203

SEND TAX BILLS TO:
Park Center
Same

MAP-PARCEL NUMBERS:

072-13-0-328.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Foundations Associates** hereinafter referred to as Grantors, hereby transfers and conveys to **Park Center,** hereinafter referred to as 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, being Lot No. 27 on the Plan of Sharpe and Horn's 4th Addition to Nashville, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Foundation Associates by Special Warranty Deed from Bob Nash and Michael T. Cartwright of record in Instrument No. 20031022-0155796, in Register's Office for Davidson County, Tennessee. Said property was further conveyed to Foundations Associates by Deed of Correction from Bob Nash and Michael T. Cartwright, of record in Instrument No. 20040116-0007109, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1002 Douglas Avenue, Nashville, TN 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of April, 2007.

Foundations Associates

By: **Mike Kipp, Secretary**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mike Kipp, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, proved himself to be the Board Secretary, of Foundations Associates, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 30th day of April, 2007.

Notary Public

My Commission Expires: 11/8/08

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires 11/8/08

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