Davidson County DEEDWARR
Recvd: 05/09/07 10:45 2 pgs
Fees:13.00 Taxes:703.00

20070509-0055696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: April 30, 2007.

NOTARY PUBLIC

COMMISSION EXPIRES

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JAN. 24, 2008

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
RDR Investors Partnership 6731 Mountan View Road Ooltewah, TN 37363	SAME AS NEW OWNER	051-07-0-047.00

WARRANTY DEED

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, I/WE, **JERRY HARLAN AND WIFE WANDA HARLAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RDR INVESTORS PARTNERSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being the Southeast part of Lot No 4 on the Map of Stratton Place, of record in Book 547, Page 182 Register's Office of Davidson County, Tennessee arid being more particularly described as follows

Commence at a concrete monument found marking the Northeast corner of said Lot 4 of Stratton Place; thence South 12 degrees 10' 01" West along the East line of said Lot 4 a distance of 382.22 feet to a 1/2 inch rebar found and the Point of Beginning of the tract of land herein described; said Point of Beginning being a corner to Cash Lane Investors Instrument No 200407160085510, Register's Office of Davidson County Tennessee thence North 89 degrees 42' 41" West a distance of 163.53 feet thence South 05 degrees 11' 15" East a distance of 105.83 feet, thence South 02 degrees 04' 28" East a distance of 194.50 feet to the centerline of Due West Avenue thence South 89 degrees 40' 00" East along the centerline of Due West Avenue a distance of 110.00 feet thence leaving Due West Avenue North 04 degrees 35' 35" East a distance of 205.10 feet, thence North 12 degrees 10' 01" East a distance of 97.20 feet to the Point of Beginning, having an area of 39,111.7+/- square feet (0.898 +/- acres)

Being the same property conveyed to Jerry Harlan and wife, Wanda Harlan in Instrument 20041217-0149910 recorded 12/17/2004, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL MATTERS DISCLOSED IN SURVEY DATED APRIL 14, 2007 PREPARED BY DENHAM LAND SURVEYORS, LLC, ALL MATTERS SHOWN ON PLAT RECORDED IN BOOK 547, PAGE 182 AND EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 4199, PAGE 965, ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, AND ALL REAL ESTATE TAXES 2007 NOT YET DUE AND PAYABLE.
THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
206 DUE WEST AVENUE, MADISON, TN 37115

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 04/30/07

Jerry Harlan

Wanda Harlan

LTSR Number:

GTE File: 2007030767

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerry Harlan and Wanda Harlan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of April, 2007.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Notary Public

Commission Expires: 1-24-09

STATE OF TENNESSEE
COUNTY OF

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

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

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2007030767