Davidson County DEEDWARR
Recvd: 07/10/07 15:20 2 pgs
Fees:13.00 Taxes:664.95

20070710-0082304

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Alton Brooks Parker, Grantor
TO: The Baskin Company, LLC, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
The Baskin Co., LLC 1612 Westgate Circle, Suite 221 Brentwood, TN 37027	Same as Owner	081-12-0-361.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $249,717.50.

Affiant

Subscribed and sworn to before me this the 19th day of June, 2007.

My commission expires: 6/12/2011

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Alton Brooks Parker**, hereinafter called the Grantor have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **The Baskin Company, LLC**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 26 in McGavock's Homestead Addition to Nashville, a plat of which is of record in Book 57, Page 9, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the northerly side of Hume street and runs back between parallel lines 140 feet to a 15-foot alley.

Being the same property conveyed to Alton Brooks Parker by deed of record in Book 10540, Page 857, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

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 Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 602 Hume Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS ~~WHEREOF~~, Grantors have caused this instrument to be executed on this 19th day of June, 2007.

"GRANTOR"

Alton Brooks Parker

Alton Brooks Parker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Alton Brooks Parker, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

~~WITNESS~~ my hand and official seal at Franklin, Tennessee this 19th day of June, 2007.

My commission expires: 6/12/2011

Notary Public

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC
LAWRENCE