THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER
CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE
NASHVILLE, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/12/07 12:52 4 pgs
Fees:23.00 Taxes:185.00
20070712-0083123

THIS INDENTURE, made the 2nd day of July A. D. 2007, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and TRINII ENTERPRISES, LLC, party of the second part,

WITNESSETH, that an offer for the purchase of the real estate hereinafter described was submitted to said Court by said TRINII ENTERPRISES, LLC, and by an order of said Court, in the case of CHARLES E. SMITH, Plaintiff, and UNKNOWN HEIRS OF MINNIE L. EDWARDS, Defendants, Case No. 06-2608-I, and entered as Order I. D. No. 607441, the said Court did approve and accept said offer and sell said real estate upon the terms thereof to the said TRINII ENTERPRISES, LLC in fee simple absolute for FIFTY THOUSAND DOLLARS AND NO CENTS ($50,000.00), said consideration having been paid as required by the order,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to TRINII ENTERPRISES, LLC in fee simple absolute and to its heirs and assigns forever, the parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

> Real property commonly identified as 503 Coffee Street, Nashville, Tennessee 37208 and more completely described as follows:
>
> Land in Davidson County, Tennessee, being the westerly or rear part of Lots Nos. 486 and 488 in North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County, described as follows:
>
> Beginning at the southeast corner of Coffee Street and an alley, being the northwest corner of said Lots No. 488; thence with the southerly margin of said Street, easterly 49 feet; thence southerly 120 feet more or less to the line between Lot Nos. 484 and 486; thence with said line, westerly 39 feet more or less to the easterly line of said alley; thence with said alley, northerly 133 feet 2 ½ inches to the beginning.

Being the same property conveyed to Parlee Edwards by deed from Mildred H. Lackey dated June 5, 1969, said Register's Office, the said Parlee Edwards having since died. The will of Parlee Edwards of record in WB 182 page 253, Davidson County Probate Court Clerks Office devised the subject property to Charles E. Smith, John W. Edwards and Charles T. Edwards. The said Charles T. Edwards and John W. Edwards having since died, their interest being vested in their heirs at law. Cora Lee Edwards, a widow, being the sole heir at law of Charles Thomas Edwards has since quitclaimed the interest of Charles T. Edwards to Charles E. Smith by deed being of record in Instrument No. 20060802-0094291, Register's Office for said County and State.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging to TRINII ENTERPRISES, LLC in fee simple absolute and to its heirs and assigns forever,

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott
CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2007.

Vicki Bailey
NOTARY PUBLIC

VICKI T. BAILEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES: November 22, 2008
DAVIDSON COUNTY

Address of Owner
Trinii Enterprises LLC
3409 Fair Meade Dr.
Nashville, TN 37218

Send Tax Bills To
Same

Map-Parcel Nos.
W1-1870
MAP 81-8-267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50, 000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)



I, LaDarrell T. Collier, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tiffany R. Addison, a notary public for this country and state, (LaDarrell T. Collier) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

