Davidson County DEEDWARR
Recvd: 07/18/07 12:35 3 pgs
Fees:18.00 Taxes:647.50

20070718-0085476

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of July, 2007.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
PogoStick Music

2301 Bransford Ave.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

105-15-13.00

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, John Reed, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to PogoStick Music, 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:

TRACT A:

LAND in Davidson County, Tennessee, being part of Tract No. 1 on the Map or the lands of W.W. Berry, deceased, of record in Book 421, Page 26, said Register's Office, described according to a copy of a survey made October 30, 1948, by Hal R. Swann, Jr., Surveyor, as follows:

BEGINNING at a point in the westerly margin of Bransford Avenue, 28.6 feet south of the bank of Brown's Creek, in the easterly terminus of a 25 foot easement or travelway as established in deed to Metal Products Company of record in Book 1491, Page 228, said Register's Office, thence along the margin of Bransford Avenue, South 20 deg. 38 min. East 30 feet to a point; thence South 40 deg. 14 min. West 68.2 feet to a point; thence North 20 deg.
38 min. West 30 feet to a point in the south line of said 25 foot easement; thence with the line of the same North 40 deg. 14 min. East 68.2 feet to the beginning.

TRACT B:

LAND in Davidson County, Tennessee, being part of Tract No.1 on the map of the land of W.W. Berry, deceased, of record in Book 421, Page 26, said Register's Office and described according to a survey dated October 20, 1982, by William M. Keel, surveyor, as follows:

BEGINNING to an iron pin in the westerly margin of Bransford Avenue, in the southerly bank of Brown's Creek and on the northerly margin of a 25 feet easement or travelway as established in deed to Metal Products Company of record In Book 1491, Page 228, said Register's Office, thence along the said westerly margin of Bransford Avenue, South 20 deg. 38 min. East 28.6 feet to an iron pin In the northeasterly corner of the property conveyed to Robert D. Bango et ux, Mildred L. Bango, by deed of record in Book 5775, Page 809, said Register's Office; thence along the northerly line of the said Bango property south 40 deg. 14 min. West 68.20 feet to a point in the northwesterly corner of the said Bango property; thence South 20 deg. 38 min East 30 feet to a point in the southwesterly corner of the said Bango property; thence North 40 deg. 14 min. East 68.20 feet to a spike in the southeasterly corner of the said Bango property and in the westerly margin of Bransford Avenue; thence South 20 deg. 38 min. East 49 feet along the westerly margin of Bransford Avenue to an iron pin; thence South 73 deg. 47 min. 44 sec. West 93.35 feet to an Iron pin; thence North 3 deg. 23 min. West 62.40 feet to an iron pin; thence North 40 deg. 41 min. East 85.00 feet to an iron pin; being the point of beginning.

Being the same property conveyed to John Reed and Martha Stamps Reed by Warranty deed from Hartert-Russell, LLC, a Tennessee limited liability company of record in Instrument No. 20050420-0043860, Register's Office for Davidson County, Tennessee. Said property was further conveyed to John Reed by Quitclaim Deed from Martha Stamps f/k/a Martha Stamps Reed of record in Instrument No. 20070119-0007819, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 421, Page 26, 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 2301 Bransford Ave., Nashville, TN 37204.

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 11th day of July, 2007.

John Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Reed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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