Return to: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
File # 700424

File Box 30

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0706190
After Recording please return to:
Southeast Title
214 Centerview Drive, Suite 101,
Brentwood, TN 37027
File No. 700424

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$225,000.00**

Affiant

Subscribed and sworn to before me, this
15th day of August, 2007.

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public
My commission expires:

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Westlawn Partners, LLC 4113 Murfreesboro Rd Franklin, TN 37067	New Owner	103 08 0 084.00

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 consideration, the receipt of which is hereby acknowledged, We, **The 4 J L.P. a Tennessee Limited Partnership**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Westlawn Partners, LLC,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the C. H. Tritschler Subdivision of Lots No. 347, 348 and part of Lot 349 in the West Lawn Subdivision as of record in Book 843, page 51, in the Register's Office for said County.
> Said Lot No. 20 fronts 75 feet on the northerly side of West Lawn Drive and runs back between parallel lines with ihe westerly magin of Jessica Avenue 140 feet to the southerly side of Lot No. 17.
> Being the same property conveyed to the 4 J, LP, a Tennessee Limited Partnership by Quitclaim Deed May 27, 1994, from James B. Stansell and wife, Delores R. Stansell, of record in Book 9359, page 363, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, historic overlays an all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is commonly known as
4312 WESTLAWN DR, NASHVILLE, Tennessee 37209-4960

Davidson County DEEDWARR
Recvd: 08/21/07 09:29 2 pgs
Fees:13.00 Taxes:832.50
20070821-0099879

Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I James N. Stansell, Jr. as President of State Street Corporation, General Partner of The 4 J L.P., sign this Warranty Deed on this the 15th day of August, 2007.

The 4 J L.P. a Tennessee Limited Partnership

BY: State Street Corporation, General Partner

James N. Stansell, Jr.
President

STATE OF Tennessee

COUNTY OF Davidson

On this day before me, Tamilyn Derryberry, a Notary Public, duly commissioned, qualified, and acting within and for said county and state, appeared in person the within named , James N. Stansell, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged to be the President, of State Street Corporation the General Partner of The 4 J L.P., a Tennessee Corporation, the bargainor(s), and that as such General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal, at office at Nashville, Davidson County, Tennessee on this the 15th day of August, 2007.

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds