Davidson County DEEDWARR
Recvd: 10/26/07 10:02 2 pgs
Fees:13.00 Taxes:55.50

20071026-0126622

WARRANTY DEED

O-FW-07-3603

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Equities, L.P.	Metropolitan Equities, L.P.	
555 Great Circle Road, Suite 100 (ADDRESS)	(NAME) 555 Great Circle Road, Suite 100 (ADDRESS)	
Nashville, TN 37228 (CITY) (STATE) (ZIP)	Nashville, TN 37228 (CITY) (STATE) (ZIP)	154-36.03

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANCES ELIZABETH LEWIS TAYLOR , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto METROPOLITAN EQUITIES, L.P., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A PARCEL OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE SOUTH SIDE OF THE GRIFFITH ROAD, AND BEING A PORTION OF A 44.75 ACRE TRACT OF RECORD IN BOOK 876, PAGE 44, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, SURVEYED THE 21ST DAY OF OCTOBER, 1963, BY S. H. HUTCHISON, AS FOLLOWS: BEGINNING AT A STAKE IN S. C. CLAXTON'S NORTH LINE, BLACK GUM POINTERS; SAME BEING THE SOUTHEAST CORNER OF THAT PARCEL DEEDED TO THOMAS WILLIAM LEWIS, JR. SIMULTANEOUSLY HEREWITH; THENCE WITH SAID CORNER NORTH 4° 30' EAST 448.8 FEET TO A STAKE ON SOUTH MARGIN OF THE GRIFFITH ROAD; THENCE WITH SOUTH MARGIN OF SAID ROAD, SOUTH 84° EAST 148.5 FEET TO A UTILITY POLE ON SOUTH MARGIN OF ROAD; THENCE LEAVING ROAD GOING SOUTH 4° 30' WEST 440 FEET TO A STAKE IN S. C. CLAXTON'S NORTH LINE; THENCE WITH SAID LINE NORTH 87° 30' WEST 148 FEET TO POINT OF BEGINNING, CONTAINING 1.56 ACRES, BEING THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO FRANCES ELIZABETH LEWIS BY WARRANTY DEED FROM TOM W. LEWIS AND WIFE, FRANCES LEWIS, RECORDED ON THE 1ST DAY OF NOVEMBER, 1963 IN BOOK 3645, PAGE 151, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID FRANCES ELIZABETH LEWIS IS NOW KNOWN AS FRANCES ELIZABETH LEWIS TAYLOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved (X)

This is improved ( ) property, known as 0 Griffith Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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/our hand(s) this 12th day of October, 2007.

Frances E. Taylor
Frances Elizabeth Lewis Taylor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances Elizabeth Lewis Taylor, the within named bargainor, 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 the 12th day of October, 2007.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903