Davidson County DEEDWARR
Recvd: 11/08/07 11:37 2 pgs
Fees:13.00 Taxes:3459.50

20071108-0131935

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $935,000.00

Affiant

Subscribed and sworn to before me
This 23 day of Oct. 2007

Notary exp: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:	Send tax bills to:	Map & Parcel:
170 Hicks Rd	Owner	092-11-0-059
Nashville, Tn 37221		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SAMCO, a Tennessee general partnership**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael L. Hueneke**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 1st Civil District, Metropolitan Nashville-Davidson County, Tennessee, being Parcel 59 on Tax Map 92-11 and being Lots 1, 2 and 3 Satterwhite's Plan in Coopers Addition to Nashville as of record in Book 332, Page 100, R.O.D.C., TN and also being Lot No. 4 and the westerly 45' ft. of Lot No. 3 on the Subdivision of Jessee Thomas Property as of record in Book 161, Page 88, R.O.D.C., TN and being more particularly described together as follows,

Beginning at a spike set on the northerly R.O.W. line of Charlotte Avenue at the easterly end of return curve at Charlotte Avenue and 20th Avenue North (land for return curve deeded to Metropolitan Government Recorded Book 4567, Page 607, R.O.D.C., TN); thence,

1) With said curve to the right (Radius 15.00') northerly a distance of 20.82' ft. to an iron pin set on the easterly R.O.W. line of 20th Avenue North and having a chord bearing and distance of N 65° 58' 08" W 19.190' feet; thence,

2) With the easterly R.O.W. line of 20th Avenue North N 26° 12' 05" W 136.45' ft. to an existing iron pin on the southerly R.O.W. line of Alley No. 616; thence,

3) With the southerly R.O.W. line of Alley No. 616 N 73° 57' 10" E 237.90' ft. to an iron pin set at the common corner of Parcels 58 and 59; thence,

4) With the common line between Parcels 58 and 59 S 14° 38' 41" E 147.77' to an existing iron pin on the northerly R.O.W. line of Charlotte Pike; thence,

5) With the northerly R.O.W. line of Charlotte Pike S 74° 15' 49" W 195.55' ft. to the point of beginning and containing 32,774 sq. ft. or 0.752 acres.

Being the same property conveyed to SAMCO, a Tennessee general partnership by Special Warranty Deed from STAR ENTERPRISE, a New York general partnership dated June 23, 1998 and filed for record in Book 11007, Page 829 in the Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1914 Charlotte Ave Nashville Tn 37203**

OR The property is unimproved.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 23 day of October, 2007.

SAMCO, a Tennessee General Partnership,

BY: _____
Ashok K. Munjal, General Partner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashok K. Munjal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of SAMCO, the within named bargainor, a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such General Partner.

Witness my hand and official seal this 23 day of October, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007