# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/07 12:53 2 pgs
Fees:13.00 Taxes:906.50

20071127-0137661

ALW-07-69

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

COMMISSION EXPIRES 01/03/2011

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John R. Munn | John R. Munn (NAME) | |
| 0 & 69 Trimble Street (ADDRESS) | 0 + 69 Trimble St. (ADDRESS) | 105-04-0-255.00 AND |
| Nashville, TN 37210 (CITY) (STATE) (ZIP) | Nashville TN 37210 (CITY) (STATE) (ZIP) | 105-04-0-389.00 |

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 TRAILER LEASE, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN R. MUNN, A SINGLE MAN, 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:

Tract 1:

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being a part of Lots Nos. 16 and 17 in the subdivision of the Old Fairgrounds, the Plan of which is of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, described according to a survey by Hickerson Miller Engineers Surveyors, dated December 10, 1958.

Beginning at a point on the southerly margin of Trimble Street, at a point 50 feet east of the easterly margin of Lewis Street, formerly East Hill Street; thence east with the southerly margin of Trimble Street, 75 feet to an iron pin; thence at right angles south 5 degrees west 160 feet to an iron pin on the northerly margin of a 16 foot alley; thence with the northerly margin of said alley, westwardly 58 feet to an iron pin, said side point being 45 feet east of the easterly margin of Lewis, formerly East Hill Street; thence northerly 160 feet to the point of beginning.

Tract 2:

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows, to wit:

Being parts of Lots Nos. 16 and 17 in the subdivision of the Old Fair Grounds, the plan of which is of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, described according to a survey by Hickerson Miller Engineers Surveyors, dated December 10, 1958.

Beginning at a point on the southerly margin of Trimble Street, at a point 125 feet east of the easterly margin of Lewis Street formerly East Hill Street; thence East with the southerly margin of Trimble Street, 52 feet to an iron pin; thence at right angles south 5 degrees west 160 feet to an iron pin on the northerly margin of a 16 foot alley; thence with the northerly margin of said alley, westwardly 52 feet to a point, said side point being 103 feet east of the easterly margin of Lewis, formerly East Hill Street; thence northerly 160 feet to the point of beginning.

Being a portion of the property conveyed to Trailer Lease, Inc., by Quitclaim Deed from John Powell, of record in Instrument No. 20050303-0023636, Register's Office for Davidson County, Tennessee, dated March 3, 2005, and recorded March 3, 2005.

This conveyance is subject to any and all existing easements and restrictions as shown of

record, including those listed in Plat Book 21, Page 116; Book 7121, Page 125; Book 7121, Page 173; Book 11472, Page 946 and Book 11472, Page 949, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 0 & 69 Trimble Street, Nashville, Tennessee 37210
(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 23rd day of November, 2007.

Trailer Lease, Inc.

John E. Powell, Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of November, 2007 , before me personally appeared John E. Powell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Secretary of Trailer Lease, Inc., the within named bargainor, a corporation, and that he as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of November, 2007.

Notary Public

My Commission Expires:

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**RETURN TO:**
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530