Davidson County DEEDWARR
Recvd: 02/19/08 10:13 2 pgs
Fees:13.00 Taxes:2220.00
20080219-0015676

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
135 2nd Avenue North, LLC	Same	Map/Parcel -
248-B Jackson Meadows Drive		10408032800
Hermitage, TN 37076		08-01-13135 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **George W. Wallace** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **135 2nd Avenue North, LLC**, (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 47 ON THE MAP OF O.B. HAYES' PLAN OF LARGE LOTS, AS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 16TH AVENUE, SOUTH, AS NOW WIDENED, AND LOCATED 50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT NO. 47; RUNNING THENCE NORTHERLY 60 2/3 FEET TO A POINT; THENCE AT RIGHT ANGLES WESTERLY 156 FEET MORE OR LESS TO THE EASTERLY MARGIN OF AN ALLEY, AT A POINT 552.9 FEET SOUTH OF THE SOUTHERLY MARGIN OF WESTON AVENUE; THENCE WITH THE MARGIN OF SAID ALLEY, 60 2/3 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT NO. 47, 156 FEET MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GEORGE W. WALLACE, UNMARRIED BY WARRANTY DEED FROM CARL EVA HOLT, A WIDOW, RECORDED ON THE 22ND DAY OF DECEMBER, 1975 IN DEED BOOK 4981, PAGE 886 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2008 which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes' Plan Of Large Lots, as recorded in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1507 16th Avenue South, Nashville, TN 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me this 14th day of February, 2008

My Commission Expires: My Commission Expires 07/26/2011

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor do covenant with the said Grantee that the Grantor are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind themselves, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16 day of February, 2008.

George W. Wallace

STATE OF MA
COUNTY OF Essex

On this 16 day of February, 2008, before me personally appeared George W. Wallace to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

NANCY K. POLITIS
NOTARY PUBLIC
My commission expires June 13, 2008

NANCY K. POLITIS NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES JUNE 13, 2008