Davidson County DEEDWARR
Recvd: 04/01/08 08:39 3 pg
Fees:18.00 Taxes:2090.50
20080401-0032302

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21227-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Grissim & Kinlein Properties, LLC 4713 Stuart Glen Drive Nashville, TN 37215	New Owner	Map 082-06 Parcel 079

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ELBERT L. LUMLEY AND ALLISON S. LUMLEY, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey to GRISSIM & KINLEIN PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantee, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot 3 on the Plan of The Nashville Housing Authority Subdivision Number Two, of record in Plat Book 4300, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Elbert L. Lumley and wife Allison S. Lumley by Deed from Donald M. Bonds and wife Evelyn S. Bonds of record in Instrument Number 20010104-0001507, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 712 Dickerson Pike, Nashville, Tennessee 37207.

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, their successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this 28 day of March 2008.

Elbert L. Lumley

Allison S. Lumley

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 Elbert L. Lumley and Allison S. Lumley, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of March 2008.

NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00

Affiant

Subscribed and sworn to before me this
28 day of March 2008.

Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2008, and subsequent years, not yet due and payable.
2. Matters shown on the Plan of record in Book 4300, Page 67, Register's Office for Davidson County, Tennessee.
3. Easements, if any, contained within the former Alley No. 720, said Alley having been closed by Metropolitan Council Bill No. 64-257.
4. Restrictive Covenants contained in Deed of record in Book 4544, Page 98, said Register's Office.
5. Matters shown on survey by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., R.L.S. #1728, last revised March 26, 2008 as File Number 08003.