WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/08 11:06 2 pg
Fees:13.00 Taxes:1633.48

20080401-0032481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,481.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Bryan D. Spicer, Attorney at Law, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollingsworth Family Limited Partnership	Same	105-04-0-248.00
(NAME)	(NAME)	105-04-0-249.00
1503 Memorial Blvd.		
(ADDRESS)	(ADDRESS)	
Springfield TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Fox Group, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hollingsworth Family Limited Partnership**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lots 1, 2 and 3 on the Plan of Shield's Subdivision of the Chilton Lane, of record in Book 57, page 110, said Register's Office, according to a survey by John H. Wright, R.L.S. #1014, dated 12/4/90, as follows:

Beginning on the southerly margin of Lafayette Street, as widened, at an iron pin on the dividing line between Lots Nos. 3 and 4; thence with the southerly margin of said Lafayette Street N 69 degrees W, 133.5 feet to the beginning of a curve; thence around said curve with a radius of 15 feet southwesterly 25 feet to the easterly margin of Fairfield Street, at a point 16.5 feet south of the southerly margin of Lafayette Street, if extended; thence with the easterly margin of Fairfield Street, S 15 degrees 36' W, 53.5 feet to the northwest corner of the part of said Lot 1 devised to Mattie Pitts under the Will of Ben Stewart, deceased, of record in Will Book 60, page 233, County Court for said County, thence with the northerly line of said Pitts lot, S 69 degrees E, 50 feet to the dividing line between Lots Nos. 1 and 2; thence with said line, S 15 degrees 36' W, 33 feet to the northerly margin of an alley; thence with said alley, S 69 degrees E, 100 feet to an iron pin, the corner of Lots Nos. 3 and 4; thence with the line between said two lots, N 15 degrees 36' E, 103 feet to the point of beginning.

Being the same property conveyed to Fox Group, Inc., a Tennessee Corporation by Deed from Y'R Market, a Partnership consisting of Iqtidar A. Shirazi and Younus Razzaq, of record in Instrument No. 20040113-0005260, dated December 19, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 110; Easements of record in Instrument No. 20061205-0150185 and Instrument No. 20061221-0157101; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 167 Lafayette Street, Nashville, TN 37203

(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 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, 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 hand this 27th day of March, 2008.

Fox Group, Inc.

By: Maghar Singh Grewal, President/Treasurer

STATE OF TENNESSEE
COUNTY OF LEWIS

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Maghar Singh Grewal, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the President/Treasurer of J. Sweeney Homes, LLC, the within named bargainor, a limited liability company, and that he as such President/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Maghar Singh Grewal as such President/Treasurer.

Witness my hand and official seal at Hohenwald, Tennessee, this 27th day of March, 2008.

Debra Porter Whitehead
Notary Public

My Commission Expires: 05-29-11

