Davidson County DEEDWARR
Recvd: 05/05/08 15:42 2 pg
Fees:13.00 Taxes:166.50

20080505-0046330

Prepared by: Return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is ~~$48,000.00~~ 45,000.00 AR

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2008.

Notary Public
My commission expires: 5/22/10

05-0804-64152

Address of New Owner:	Send Tax Bills to:	Tax Information
BW Howard Franchise Enterprise Industries, LLC PO Box 2316 Hendersonville, TN 37075	NEW OWNER	91-02-0-168

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert M. Fakes, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BW Howard Franchise Enterprise Industries, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the westerly 18 feet on the southerly 100 feet of Lot No. 11 and the easterly 19 feet of the southerly 100 feet of Lot No. 13, of Block 4, on the map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, being Lot No. 5 on an unrecorded survey of Lot No. 7, 9, 11 and 13 of Block 4, in said Cherokee Park Subdivision.

According to a survey made by A. J. Wilkinson, surveyor, Mary 16, 1946, said Lot No. 5 fronts 37 feet on the northerly side of Morrow Road and runs back between parallel lines 100 feet to the southerly margin of a 10 foot easement.

Being the same property conveyed to Robert Marshall Fakes, a single person by Installment Deed from Larry R. Johnson, single, dated 8/31/1982, recorded 8/31/1982, of record in Book 5931, Page 876, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Margaret Fakes by Quitclaim Deed from Robert Marshall Fakes, an unmarried man, dated 5/30/1991, recorded 5/30/1991, of record in Book 8362, Page 302, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert M. Fakes by Quitclaim Deed from Margaret Fakes, dated 5/5/1999, recorded 5/5/1999, of record in Book 11463, Page 608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6114 Morrow Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 2nd day of May, 2008.

Robert Marshall Fakes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Marshall Fakes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 2nd day of May, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/10

