Davidson County DEEDWARR
Recvd: 05/07/08 15:08 2 pgs
Fees:13.00 Taxes:2960.00
20080507-0047297

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Philip Stephen Pace and Mary Elizabeth Hand	New Owners	Map/Parcel 11802021300
		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, **2601 Westwood LLC, a Tennessee limited liability company,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Philip Stephen Pace and Mary Elizabeth Hand, as tenants in common** (The "Grantees"), their heirs 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 Lots 43 and 44, George I. Waddy's Subdivision of Westwood, as shown on plat of record in Plat Book 332, Page 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to 2601 Westwood LLC, a Tennessee limited liability company by Quitclaim Deed from 54 Music Square West, LLC, a Tennessee limited liability company of record in Instrument Number 20070629-0077953 , in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters shown on Plat in Plat Book 332, page 99, Register's Office for Davidson County, Tennessee.
2. 2008 county property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee
3. Easement of record in Book 4621, page 612 and Book 1781, page 410, Register's Office for Davidson County, Tennessee.
4. Deed of Trust for the benefit of American Security Bank and Trust recorded in Instrument Number 20070705-0080130, said Register's Office for Davidson County, Tennessee which the Grantee hereby agrees to assume and pay.

This is improved property commonly known as 2601 Westwood Drive, Nashville, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me this 21 day of April, 2008.

Notary Public

My Commission Expires: ~~My Commission Expires 02/26/2011~~

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

TO HAVE AND TO HOLD the said t act or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is 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 does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of April, 2008.

2601 Westwood LLC, a Tennessee limited liability company

BY: Paul McCulloch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Paul McCulloch with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 2601 Westwood LLC, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

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

Notary Public

My Commission Expires: 11/22/2008

MARY F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY