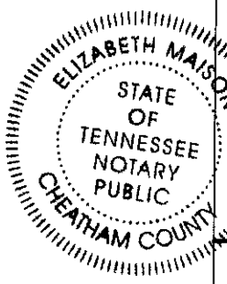
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/08 10:25 3 pgs
Fees:18.00 Taxes:259.00
20080512-0048602



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of May, 2008.

Notary Public
My Commission expires: 4.15.2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Neighborhood Properties, LLC	SAME	042-10-0-006.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leonard Davidson and wife, Olga W. Davidson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Neighborhood Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 on the plan of Bonnie Brae Subdivision, Section One, of record in Book 2330, page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard at the corner of Lots 7 and 8; thence, with the line between said lots, northerly 240 feet to a point; thence westerly 124 feet to the easterly margin of Buchanan drive; thence, with the margin of the same, southerly 215 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the north margin of Old Hickory Boulevard; thence, with the margin of the same, easterly 99 feet to the point of beginning.

Being the same property conveyed to Leonard Davidson and wife, Olga W. Davidson , by deed from Harold W. Vandercook and wife, Addie E. Vandercook, on June 8, 1971, of record in Book 4551, page 686, Register's Office for Davidson County, Tennessee.

Included in the above conveyance but EXPRESSLY EXCLUDED herewith is the following:

Being a part of Lot 7 on the Plan of Bonnie Brae Subdivision, Section 1, of record in Book 2330, page 1, described as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, said point being along the said north margin westwardly 5 feet from the southwest corner of the B.J. Willis Property; thence along the said north margin the following calls westwardly 50.2 feet to a point, southwardly 23.5 feet to a point, westwardly 14.6 feet to a point, thence along a curve right having a radius of 25 feet westwardly and northwardly for 39.2 feet to a point in the east margin of Buchanan Drive, thence along the said east margin north 18 degrees, 43 minutes east 7.3 feet to a point, south 72 degrees 24 minutes 30 seconds east 119.0 feet to the point of beginning and containing 1529 square feet and being part of the property conveyed by Harold W. Vandercook and wife, to Leonard Davidson and wife, Olga W. Davidson of record in Book 4551, page 686, Register's Office for Davidson County, Tennessee.

Being property conveyed to Metropolitan Government of Nashville and Davidson County by deed from Leonard Davidson and wife, Olga W. Davidson of record in Book 4847, page 104, said Register's Office.

And

Being a part of Lot 7 on the Plan of Bonnie Brae Subdivision, Section 1, of record in Book 2330, page 1, described as follows:

Beginning at a point in the southeast corner of of said Lot No. 7 and runs with the north margin of Old HIckory Boulevard westerly 83 feet to a point; thence northerly 23.5 feet to a point; thence South 74 degrees 30 minutes East, 83.8 feet to a point in the east line of said Lot No. 7; thence with said line southerly 35.3 feet to the point of beginning, containing 2,440 square feet, more or less, and being a part of the same land conveyed to Leonard Davidson and wife, Olga W. Davidson and Harold W. Vandercook and wife, Addie E. Vandercook by deed of record in Book 3877, page 641, Register's Office for Davidson County, Tennessee.

Being property conveyed to The State of Tennessee from Leonard Davidson and wife, Olga W. Davidson of record in Book 4116, page 144, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 1, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 6434, page 870, Register's Office for Davidson County, Tennessee.

This is improved property known as: **814 Old Hickory Boulevard West, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 9, 2008.

Leonard Davidson

Olga W. Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leonard Davidson and wife, Olga W. Davidson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 9, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison

Signature

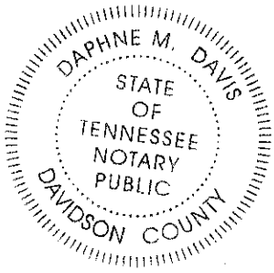
State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis

Notary's Signature

My commission expires: 11-14-2009



(Seal)