**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 07/23/08 14:16 2 pgs
Fees:13.00 Taxes:962.00
20080723-0075575

WARRANTY DEED

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Lee A. Cohen
Affiant

Subscribed and sworn to before me, this 23rd DAY OF July, 2008.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 8-23-2011
(AFFIX SEAL)

G-VRE-08-3924

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sher Powers	SherPowers	
~~3924 Gallatin Road~~ P. O. Box 160433	P. O. Box 160433	
Nashville, TN 37216	Nashville, TN 37216	61-15-229.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we NORTH EGG VENTURES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHER POWERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 AND THE NORTHERLY 17/ 1/2 FEET OF LOT NO. 6 ON THE PLAN OF M. N. YOUNG'S INGLEWOOD ANNEX OF RECORD IN BOOK 547, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 7 AND NORTH PART OF LOT NO. 6 FRONT TOGETHER 76 FEET ON THE EASTERLY SIDE OF A 15 FOOT DRIVEWAY, WHICH ADJOINS THE EASTERLY MARGIN OF THE GALLATIN ROAD AND RUNS BACK 151 1/2 FEET MORE OR LESS, ON THE SOUTHERLY SIDE AND 154 FEET ON THE NORTHERLY LINE WITH THE SOUTHERLY MARGIN OF NORVEL AVENUE, TO THE WESTERLY LINE OF LOT NO. 74, MEASURING 62 FEET 11 INCHES THEREON.

TRACT II
LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: A STRIP OF LAND LYING BETWEEN THE WESTERLY MARGIN OF LOT 7 AND THE NORTHERLY 17 1/2 FEET OF LOT 6 AND THE EASTERLY MARGIN OF GALLATIN ROAD, INCLUDING THAT PORTION OF GROUND ACROSS WHICH A 50 FOOT RIGHT OF WAY WAS GRANTED THE NASHVILLE AND GALLATIN INTERURBAN RAILROAD, AS SHOWN ON PLAN OF M. N. YOUNG'S INGLEWOOD ANNEX, OF RECORD IN BOOK 547, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF GALLATIN PIKE AND NORVELL (SIC) AVENUE; THENCE SOUTH 59 DEG. 23' EAST 32.5 FEET TO A POINT IN THE SOUTHERLY MARGIN OF NORVELL (SIC) AVENUE; THENCE SOUTH 22 DEG. 24' WEST 76.0 FEET ALONG THE WESTERLY MARGIN OF LOTS 7 AND 6 TO A POINT; THENCE NORTH 64 DEG. 14' WEST 31.3 FEET TO A POINT AT THE PRESENT RIGHT OF WAY OF GALLATIN PIKE; THENCE NORTH 21 DEG. 41' EAST 78.78 FEET ALONG THE EASTERLY MARGIN OF GALLATIN PIKE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NORTH EGG VENTURES, LLC BY WARRANTY DEED FROM CHARLES W. MEADOR AND WIFE, CECILIA D. MEADOR RECORDED JANUARY 5, 2007 IN INSTRUMENT NO. 20070105-0002216, RE-RECORDED IN INSTRUMENT NO. 20070828-0103256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 547, PAGE 197; BOOK 4286, PAGE 749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3924 Gallatin Road, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of July, 2008.

North Egg Ventures, LLC

BY: _____
Myles Crawford, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of July, 2008, before me personally appeared Myles Crawford, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of North Egg Ventures, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of July, 2008.

_____
Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

RETURN TO:
Rugby Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903