Davidson County DEEDWARR
Recvd: 08/29/08 11:03 2 pgs
Fees:13.00 Taxes:1813.00

20080829-0088921

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2008.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Holt Investments, LLC	NEW OWNER	Parcel ID:
902 Russell Street		08216040700
Nashville, TN 37206		

FOR AND IN 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, we

Kelley Construction, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Holt Investments, LLC , a Tennessee Limited Liability Company
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:

TRACT 1

LAND in Davidson County, Tennessee, being Lot No. 2 in Harrison and Carver's Resubdivision of Lots 16, 17 and 18 of Hobson's Addition to Edgefield, as of record in Book 57, page 127, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, 140 feet to an alley.

TRACT 2

LAND in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of Harrison and Carver's Resubdivision of Lots Nos. 16, 17, and 18 of Hobson's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 127, Register's Office for said County. Said Lot 3 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 140 feet to an alley. Said Lot 4 is described as follows: Beginning at the southeast corner of Shelby Avenue and Tenth Street, running thence easterly with the south margin of Shelby Avenue 60 feet; thence southerly parallel with Tenth Street 140 feet more or less, to the north margin of an alley; thence westerly with the north margin of said alley 60 feet to the easterly margin of Tenth Street; thence northerly with the easterly margin of Tenth Street 140 feet, more or less, to the beginning.

INCLUDED in the above description of said Lot No. 4 but expressly EXCLUDED THEREFROM is the following described property: Beginning at the present intersection of the southerly margin of Shelby Avenue and the easterly margin of So. 10th Street; thence in an easterly direction with the southerly margin of Shelby Avenue, for a distance of 60 feet, more or less, to the east boundary of the lot or tract of land owned by J.H. Filson and wife, Christine Filson; thence in a southerly direction with said easterly boundary for a distance of 3.11 feet, more or less, to the proposed southerly margin of Shelby Ave.; thence with the proposed southerly margin of Shelby Ave., the same being a curve to the left of 488 foot radius, in a westwardly and southerly direction for a distance of 60.93 feet, more or less, to intersection with the easterly margin of So. 10th Street; thence in a northerly direction with said easterly margin of So. 10th Street for a distance of 13.75 feet, more or less, to the point of beginning, and containing in area approximately 463.5 square feet; being the same property conveyed to City of Nashville by deed from J.H. Filson and wife, Christine Filson, of record in Book 2598, Page 363, said Register's Office.

Being the same property conveyed to Kelley Construction, LLC by deed from Jeffrey W. Musgrove and wife, Cindy Musgrove, of record in Instrument 20060103-0000514, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 127, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 1000,1002 & 1004 Shelby Avenue, Nashville, TN 37206

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 28th day of August, 2008.

Kelley Construction, LLC

BY: _____
Kenneth A. Kelley
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kenneth A. Kelley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager respectively of Kelley Construction, LLC the within named bargainer, and limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2008.

My Commission Expires: 1/24/09

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.