Davidson County DEEDWARR
Recvd: 11/12/08 14:50 4 pgs
Fees:23.00 Taxes:7400.00
20081112-0112079

THIS INSTRUMENT PREPARED BY:

Peter H. Curry
Atttorney at Law
1200 Clinton St., Ste. 23
Nashville, Tennessee 37203

New Owner:	**Tax Bills To:**	**Map/Parcel No:**
Bart Ashley	(same)	11609008800
215 Deer Park Circle		11610004600
Nashville TN 37205		11610006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eda H. Cabiniss ("Grantor" herein) has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto Bart Ashley ("Grantee" herein), his heirs, successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows:

TRACT 1: Land in Davidson County, Tennessee, being lot(s) 23, as shown on the map entitled A.M. Bransford's Subdivision of Lot Nos. 29, 30, 31, 32, 33, 34, and 45 in the First Belle Meade Subdivision, of record as Plat Book 421, page 139, R.O.D.C., Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2: Land in Davidson County, Tennessee being Lot(s) 39, as shown on the map entitled A. M. Bransford's Subdivision of Lots 29, 30, 31, 32, 33 and 45 in the First Belle Meade Subdivision, of record as Book 421, page 139, R.O.D.C., to which plan reference is hereby made for a more complete and accurate legal description. Said Lot 39 fronts 200 feet on the easterly side of Harding Road and runs back between lines 294 feet, more or less, on the southerly line and 212 feet, more or less, on the northerly line to the western margin of Deer Park Drive, measuring 230 feet thereon.

TRACT 3: Land in Davidson County, Tennessee being Lot(s) 5 as shown on the map entitled plan of the subdivision of Lots 24, 25, 26 and parts of Lots 27 and 28 in A. M. Bransford's Subdivision in Belle Meade, of record as Book 547, page 104, R.O.D.C., Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said lot No.5 fronts 70 feet on the southerly side of Deer Park Circle and runs back between lines 200 feet, more or less, on the westerly line and 200 feet, more or less, on the easterly line to the northern boundary line of lots 6 and 7 on said plan, measuring 120 feet thereon.

BEING the same property conveyed to EDA H. CABANISS by deed from JAMES BLACKARD CABANISS and ROBERT W. CABANISS, III, the duly appointed Co-Executors of the Estate of James W. Hofstead, deceased, as of record as Instrument No. 20080318-0026997, dated March 3, 2008, Registers Office of Davidson County, Tennessee.

This is improved property known as 215 Deer Park Circle and unimproved property known as east side of Harding Pike and unimproved property known as west side of Deer Park Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that 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 for:

1. Matters shown on the plan of record in Plat Book 421, page 139, and Book 547, page 104, Register's Office for Davidson County, Tennessee.

2. Sanitary Sewer Easement of record as Book 5786, page 970, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 12th day of November 2008.

Eda H. Cabaniss

Eda H. Cabiniss

Robert W. Cabaniss, III, husband of Eda H. Cabaniss, joins in the execution of this Warranty Deed for the sole purpose of conveying any interest he may have ion the property being conveyed therein.

Robert W. Cabaniss, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Eda H. Cabiniss, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 2008.

Notary Public
My Commission Expires: 5/23/09

PETER CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Robert W. Cabaniss, II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 2008.

Notary Public
My Commission Expires: 5/23/09

PETER CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $2,000,000.00.

Eda H. Cabaniss
Affiant

Sworn to and subscribed before me this first day of November, 20004.

Notary Public
My Commission Expires: 5/23/09

PETER CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN