Davidson County DEEDWARR
Recvd: 12/31/08 15:13 2 pgs
Fees:13.00 Taxes:269.18
20081231-0124115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,750.00

Affiant

Subscribed and sworn to before me on this 31st day of December, 2008

Notary Public

MY COMMISSION EXPIRES: 7-25-2012

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
14th Avenue Community Development Partners, LLC (NAME)	14th Avenue Community Development Partners, LLC (NAME)	
5250 Virginia Way, Ste. 100 (ADDRESS)	5250 Virginia Way, Ste. 100 (ADDRESS)	Map and Parcel 92-8-323
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The 4-J, L.P. a Tennessee Limited Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 14th Avenue Community Development Partners, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land, described as follows:

Being the easterly part of Lot 53 on the Map of Hynes Addition, as of record in Plan Book I, Page 21 Chancery Court of Nashville. Said part of Lot 53 fronts 33 1/3 feet on the northerly side of Hynes Street and runs back between parallel lines, along a fence on its westerly line and along an alley on its easterly line, 142 feet more or less to an alley in the rear.

Being the same property conveyed to The 4-J L.P. a Tennessee Limited Partnership from James N. Stansell and wife, Delores R. Stansell by QuitClaim Deed dated May 18, 1994, of record in Book 9359, Page 341, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 Hynes Street, Nashville, TN 37203

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its 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 as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of December, 2008.

The 4-J, LP

By: James T Stansell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public of the state and county mentioned, personally appeared James T Stansell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of State Street Corporation, General Partner of The 4-J, L.P., the within named bargainor, a corporation, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of corporation as The 4-J, LP.

Witness my hand and seal at office, this 31 day of December, 2008.

Notary Public
My Commission Expires:

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012