This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL, DAVIS, KELLER & HOGAN, PLLC
150 FOURTH AVENUE NORTH, SUITE 1850
NASHVILLE, TENNESSEE 37219

Davidson County DEEDWARR
Recvd: 01/05/09 12:28 3 pgs
Fees:18.00 Taxes:1799.61
20090105-0000690

GENERAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
New Rose, Inc. **c/o O'Neil Hagaman, PLLC** **Suite 202, 1025 16th Ave. South** **Nashville, TN 37212**	**(same)**	**104-08-0-340.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Lee Allen Reynolds** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **New Rose, Inc.** a Tennessee corporation (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all the singular rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being a part of Lot No. 41 on the Map O.B. Hayes' Rokeby Addition of record in Plat Book 21, page 87, Register's Office for said County, described as follows:
>
> Beginning at a point in the easterly margin of 16th Avenue South, 100 feet south of the southerly margin of Horton Avenue, formerly Weston Avenue; thence easterly and parallel to Horton Avenue, 147.5 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 56 feet to a point; thence westerly 147.5 feet to the easterly margin of 16th Avenue South; thence with the margin of the same, northerly 56 feet to the beginning.
>
> Being the same property conveyed to LEE ALLEN REYNOLDS, by deeds of record in Book 10725, page 413, Book 10725, page 419, Book 10725, page 425, and Book 10725, page 431, said Register's Office.

Said property is transferred subject to the following limitations, restrictions, and encumbrances:

1. Real property taxes for 2009 and subsequent years, a lien, but not yet due and payable;

2. All matters shown on the plan of record in Plat Book 21, page 87 in the Register's Office for Davidson County, Tennessee; and

3. All matters that would be disclosed by an accurate survey of the property.

This is improved property commonly known as: **1312 16th Avenue South, Nashville, TN 37212.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind himself and his successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 23 day of DECEMBER, 2008.

Lee Allen Reynolds

LEE ALLEN REYNOLDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State LEE ALLEN REYNOLDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of DECEMBER, 2008.

G. MILLER HOGAN, II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 21 2009

Notary Public
My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $486,381.00.

Affiant

Sworn to and subscribed before me this 23RD day of DECEMBER, 2008.

G. MILLER HOGAN, II STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 21 2009

Notary Public
My Commission Expires: