WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/09 16:04 2 pgs
Fees:13.00 Taxes:2775.00

23751

20090122-0005705

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF January, 2009.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bradley's Home Health Care Center, Inc.	NEW OWNER	
5208 Charlotte Avenue		Map and Parcel 091-15-0-093.00
Nashville, TN 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNINGS TIRE COMPANY, a Tennessee corporation, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto BRADLEY'S HOME HEALTH CARE CENTER, INC., a Tennessee corporation, hereinafter called the GRANTEE(S), its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 1105, 1107, 1109, 1111, 1113 and 1115, of Block 144 Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennings Tire Company, a Tennessee corporation by Warranty Deed from Emma K. Batson of record in Book 10433, page 441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2009 are a lien against said property, but are not yet due and payable. Map and Parcel 091-15-0-093.00.
b. All matters appearing on the Plan of West Nashville of record in Book 57, page 74, Register's Office for Davidson County, Tennessee.
c. All matters shown on the Survey of the Property dated April 7, 1997, prepared by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177.

This is (X) improved property known as 5206 Charlotte Avenue, Nashville, Tennessee 37209.

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), its successors and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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 21st day of January, 2009:

Jennings Tire Company

BY: David M. Willis
David M. Willis, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David M. Willis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Jennings Tire Company, the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand this 21st day of January, 2009, in Franklin, Tennessee.

Notary Public

My Commission Expires: 05/02/09

