PICK-UP

Davidson County DEEDWARR
Recvd: 01/23/09 10:36 3 pgs
Fees:18.00 Taxes:1202.50

20090123-0005928

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|---|---|
| Box 44<br><br>**THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $325,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of January, 2009.<br><br>Notary Public<br><br>My Commission Expires: |

| **Address New Owner As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number**: |
|---|---|---|
| HR Properties of Tennessee,<br>a Tennessee general partnership<br>4215 Hillsboro Road, Suite<br>Nashville, TN 37215 | SAME | 13005010900 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES STERLING PRICE, JR. AND WIFE, ANNE M. YOUNG PRICE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Block "K" on the Plan of Highlands of Belle Meade No. 2, of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James Sterling Price, Jr., and Anne M. Young, now Price, by Warranty Deed from Jay Hunt Warner, married, of record in Book 11568, Page 227, Register's Office for Davidson County, Tennessee.

The said Anne M. Young and Anne M. Young Price, being one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien due and payable but not yet delinquent, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

3. Restrictions and easement for right-of-way for water main reserved in Deed of record Book 1300, page 397 and at Book 1303, page 693, Register's Office for Davidson County, Tennessee.

4. Easement reserved for 5 foot easement for water line on south side of Lot 6, as set out in Deed of record in Book 1938, page 237 and Book 4306, page 351, Register's Office for Davidson County, Tennessee.

This is improved property known as: 214 Heady Drive Nashville,TN 37205.

**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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 15th day of January, 2009.

James Sterling Price, Jr.

Anne M. Young Price

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES STERLING PRICE, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of January, 2009

Notary Public

My Commission Expires: _____

My Commission Expires M...

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE M. YOUNG PRICE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of January, 2009

Notary Public

My Commission Expires: _____

GEORGE V. GR... STA... TEN... DA...

My Commissi...