This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2009040

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Luis Alva	(NAME) Same as new owner	Map/Parcel 11909008100 (Lot 49)
(STREET ADDRESS) 5859 Hickory Ridge Rd.	(STREET ADDRESS)	Map/Parcel 11909008000 (Lot 50)
(CITY) (STATE) (ZIP) Lebanon TN 37090	(CITY) (STATE) (ZIP)	Map/Parcel 11909007900 (Lot 51)

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **FFH Properties, a Tennessee general partnership,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **LUIS ALVA,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1: Land in Davidson County, Tennessee, **being Lot No. 50 and Lot No. 51** on the Plan of McLean's Subdivision, as of record in Book 421, page 130, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Said Lot No. 50 and Lot No. 51 front together 100 feet on the northerly side of Thompson Lane, and run back between parallel lines 150 feet to an alley.

Included but excluded from the above described is that portion of Thompson Lane conveyed to the State of Tennessee by deed of record in Book 6220, page 76, Register's Office, Davidson County, Tennessee, and by Court Case #125969, to widen Thompson Lane.

Being the same property conveyed to FFH Properties, a partnership consisting of Gerald C. Forstner Jr., Robert R. Frost and Robert E. Hoehn, by deed of record in Book 6845, page 1, Register's Office, Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being **Lot No. 49,** on the Plan of McLean's Subdivision, as of record in Book 421, page 130, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Said Lot No. 49 fronts 50 feet on the northerly side of Thompson Road, and runs back between parallel lines with the westerly margin of Landers Avenue, 150 feet to an alley, less a portion of property containing 800 square feet for right-of-way purposes as outlined in a deed from D.D. Watson to the State of Tennessee, as recorded in Book 2021, page 190, Register's Office, Davidson County, Tennessee,

Being the same property conveyed to FFH Properties, a partnership consisting of Gerald C. Forstner Jr., Robert R. Frost and Robert E. Hoehn, by deed of record in Book 6844, page 884, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Subscribed and sworn to before me this the 22nd day of May, 2009.

Affiant

My commission expires: 10-24-10

Notary Public

MARJORIE R. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires October 24, 2010

This is improved property known as 522, 524 & 526 Thompson Lane, Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090034466 DEEDWARR
Recvd: 05/26/09 12:55 2 pgs
Fees:13.00 Taxes:1202.50
20090526-0048150

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

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.

Witness our hand this 22nd day of May, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FFH Properties, a Tennessee general partnership

By: Robert R. Frost
Robert R. Frost, Partner

NOTARIAL SEAL STATE OF OHIO

JOLENE WORKMAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 1/1/13

STATE OF OHIO
COUNTY OF Cuyahoga

Personally appeared before me, a Notary Public, in and for said County and State, **Robert R. Frost,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partners of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Berea, Ohio, this 22nd day of May, 2009.

Jolene Workman
Notary Public
My Commission Expires: 1/1/13

ENCUMBRANCES

1. 2009 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on the Plan of McLean's Subdivision, as of record in Book 421, page 130, Register's Office, Davidson County, Tennessee.
3. Subject to right-of-way for public highway granted State of Tennessee of record in Book 2021, page 194, Register's Office, Davidson County, Tennessee (as to Lots 50 & 51).
4. Subject to a temporary construction easement granted State of Tennessee of record in Book 6220, page 76, Register's Office, Davidson County, Tennessee (as to Lots 50 & 51).
5. Subject to easement for right-of-way of Thompson Lane, and easement for right-of-way of slopes of cuts and fills of said Thompson Lane, as widened, lying within boundaries of premises hereinafter described, as set out in the grant from D.D. Watson to the State of Tennessee, recorded in Book 2021, page 190, Register's Office, Davidson County, Tennessee (as to Lot 49).