BILL GARRETT, Davidson County
Trans:T20090036750 DEEDWARR
Recvd: 06/03/09 11:56 2 pgs
Fees:13.00 Taxes:170.20
20090603-0051179

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090181

Send Tax Bills To:
Alpha Street Real Estate
P.O. Box 281726
Nashville, TN 37228

New Owner is:
Alpha Street Real Estate
Developments and Investments, LLC
2110 Buchanan Street
Nashville, TN 37208

MAP: 081-11-0

PARCEL: 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ida Stevenson a/k/a Ida Crutcher, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Alpha Street Real Estate Developments and Investments, LLC**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 47 feet of Lot No. 8 on the Map of George Shields' Second Addition, of record in Book 57, page 146, Register's Office for said County.

Said part of said Lot No. 8 fronts 47 feet on the north side of Buchanan Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ida Stevenson, by Quitclaim Deed from John W. Gooch, dated 8-8-05 and recorded 8-10-05 in Instrument No. 20050810-0094779, in the Register's Office of Davidson County, Tennessee. Ida Stevenson also know as Ida Crutcher..

Subject to all matters shown on plat of record in Book 57, page 146, in the Register's Office of Davidson County, Tennessee. This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **2110 Buchanan Street, Nashville, TN 37208**

IC a/k/a IC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of May, 2009.

GRANTOR(S):

Ida Stevenson A/K/A

IDA STEVENSON a/k/a IDA CRUTCHER Ida Crutcher

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **IDA STEVENSON A/K/A IDA CRUTCHER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 29th day of May, 2009.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$46,000.00**.

Jan Nichols
AFFIANT

SWORN TO and subscribed before me this the 29 day of May, 2009.

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

April G Nichols
NOTARY PUBLIC
My commission expires: 6-12-11