THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20090072344 DEEDWARR
Recvd: 10/23/09 15:12 3 pgs
Fees:18.00 Taxes:740.00
20091023-0098283

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
3102 Ambrose, LLC 3102 Ambrose Avenue Nashville, TN 37207	Same	07205015400

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 ($200,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOM ALLEN DULWORTH (Grantor)** has this day bargained and sold, and do hereby transfer and convey unto the said **3102 AMBROSE, LLC, a Tennessee limited liability company (Grantee)**, its successors and assigns, his undivided interest in certain real estate situated in Davidson County, Tennessee, described as follows:

Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, adjoining Section 1 of Rothwood, as of record in Book 1424, page 134, Register's Office for said County, and being the southerly 102 feet of Tract "F" on an unrecorded Map of Tracts "A" and "G", adjoining said Section I, and being described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, February 21, 1951, as follows:

Beginning at a point on the northerly margin of North Hill Drive at the corner of Tracts "F" and "G", being 100 feet west of the westerly line of the property of Central Lumber Company, as conveyed by deed of record in Book 1880, page 222, said Register's Office; thence with a line between Tracts "F" and "G" parallel to the westerly line of said Central Lumber Company's property north 3 deg. East 102 feet to a point; thence west and parallel with the northerly margin of North Hill Drive 112.7 feet to the easterly margin of Ambrose Avenue, as extended; thence with the margin of said Avenue south 3 deg. West 82 feet, more or less, to a concrete monument at the beginning of a curve; thence along said curve southeastwardly 31.4 feet to the north margin of North Hill Drive; thence with a margin of same south 87 deg. east 92.7 feet to the beginning.

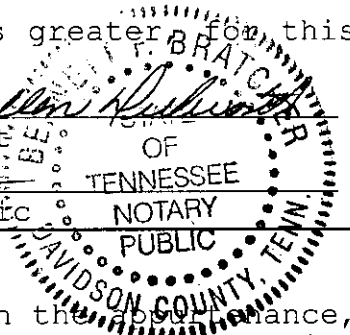
Being the same property conveyed to Tom Allen Dulworth by Deed from Anna J. Martin as recorded in Book 9564, Page 241 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3100 Ambrose Avenue, Nashville, Tennessee, 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $200,000.00.
Subscribed and sworn to before me this 21st of October, 2009.
My Commission Expires: 5-22-11

Tom Allen Dulworth
Affiant

Notary Public



TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors) and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

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.

DIANE M. DULWORTH joins in this conveyance, hereby conveying any marital or other interest she may have in this real estate as the spouse, next of kin and heir of the Grantor, Thomas Allen Dulworth.

Witness our hands this 21 day of October, 2009.

Tom A. Dulworth
TOM ALLEN DULWORTH

Diane M. Dulworth
DIANE M. DULWORTH

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, **TOM ALLEN DULWORTH**, the within named bargainor, personally, 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 and official seal at Goodlettsville, TN, this the 21st day of October, 2009.

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bennett F Bratcher, a Notary Public in and for said County and State, **DIANE M. DULWORTH**, the within named bargainor, personally with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN, this the 21st day of October, 2009.

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10