BILL GARRETT, Davidson County
Trans:T20090077497 DEEDWARR
Recvd: 11/13/09 13:36 2 pgs
Fees:13.00 Taxes:1532.24
20091113-0104858

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,120.00

Brandon K. Homan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2009

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 5-22-2010

THIS INSTRUMENT PREPARED BY
Michael L. Davis, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hersch Realty, LLC	Hersch Realty, LLC	Map: Part of 09212003300 Parcel:
(NAME) 20109 Waters Edge Drive #303	(NAME) 20109 Waters Edge Drive #303	Map: Parcel:
(ADDRESS) Boca Raton, FL 33434	(ADDRESS) Boca Raton, FL 33434	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BAXTER ENTERPRISES, LLC

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HERSCH REALTY, LLC

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being located in the 19th Councilmatic District of Davidson County, Tennessee, being located southwesterly of the U.S. Highway 70 (State Route 24, Charlotte Avenue) and 18th Avenue North intersection and being a portion of the Baxter Enterprises, LLC property as recorded as Instrument No. 20090511-0043271 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing masonry nail monument, said monument being a point in the northerly right-of-way of Alley #376, and southeasterly corner common to Lot 3 of Boyd Home Place Resubdivision of Lots 272-280 of record as Instrument No. 20091110-0103888, also being a part of the Boyd Home Place Subdivision, as recorded in Plat Book 3842, page 104 in the Register's Office of Davidson County, Tennessee;

Thence North 31° 27' 43" West a distance of 2.00' to a point, said point being the TRUE POINT OF BEGINNING;

Thence with the easterly property line of Lot 3, North 31° 27' 43" West a distance of 157.61' to a existing ½" iron pin monument;

Thence with a new severance line across the Baxter Enterprises, LLC Property the following two calls, North 59° 05' 50" East a distance of 79.01' to a new iron pin monument;

Thence South 31° 27' 43" East a distance of 157.61' to a new iron pin monument, said monument being a point in the northerly right-of-way of Alley #376;

Thence with the northerly right-of-way of Alley #376, South 59° 05' 50" West a distance of 79.01' to a point; which is the point of beginning, having an area of 12,452 square feet, 0.29 acres more or less as described by Brian M. Reifshneider RLS No. 2487 with Blue Ridge Surveying, Inc.,dated October 19, 2009.

The property described above is not to be considered a building lot of record, but is combined with all of Lot 3 of Boyd Home Place Resubdivision of Lots 272-280 of record as Instrument No. 20091110-0103888, and the Boyd Home Place Subdivision, as recorded in Plat Book 3842, page 104 to become one lot.

Being part of the same property conveyed to Baxter Enterprises, LLC, by deed from Trustees of Olivet Baptist Church, of record as Instrument No. 20090511-0043271, said Register's Office.

This is **un**improved property known as part of 1811 CHARLOTTE AVENUE, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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 our hands this 13th day of November, 2009.

BAXTER ENTERPRISES, LLC

By: David Baxter, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of BAXTER ENTERPRISES, LLC, the within named bargainor, an LLC, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as member (or other authorized officer).

Witness my hand, at office, this 13th day of November, 2009.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

BAXTER ENTERPRISES, LLC

By: Niki Baxter, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Niki Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of BAXTER ENTERPRISES, LLC, the within named bargainor, an LLC, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as member (or other authorized officer).

Witness my hand, at office, this 13th day of November, 2009.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010