BILL GARRETT, Davidson County
Trans:T20090079259 DEEDWARR
Recvd: 11/20/09 15:22 3 pgs
Fees:18.00 Taxes:296.00
20091120-0107102

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $80,000.00. Affiant Subscribed and sworn to before me, this the 20th day of November, 2009. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
FMBC Investments, LLC	New Owner	Map: 105-3
3716 West End Avenue		Parcels: 103, 104, 105, 106, 107
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SOUTH WOOD INC. AKA SOUTHWOOD INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being a lot of land in the 15th Ward of the City of Nashville, formerly the 7th Ward, described as follows:

Beginning in the Easterly line of Second Avenue South, formerly Market Street, at the Southwest corner of a 73 foot lot conveyed to J.A. Fisher and others by Deed recorded in Book No. 38, page 67 of the Register's Office of Davidson County, Tennessee, and running thence Southwardly with the Easterly margin of Second Avenue South, formerly Market Street, 43 feet; thence at right angles to Second Avenue South, formerly Market Street, Easterly 188 feet more or less, to an alley; thence Northerly with the Westerly line of said alley 43 feet to the Southeast corner of said 73 foot lot and thence Westerly with the Southerly line of said Lot 188 feet, more or less, to the beginning.

Tract 2:

Beginning on the easterly margin of Second Avenue South, Formerly Market Street, 75 feet northerly from then northerly margin of Mallory Street, being Annie E. Armstrong's Northeast corner; thence with the easterly margin of said Avenue, northerly 33 feet to Mrs. L. B. Woosley's (formerly Fisher's) southwest corner; thence with her south line, easterly 188 feet, more or less, to the westerly margin of an alley; thence with said alley southerly 33 feet to said Armstong's northwest corner; thence with her northerly line, westerly 188 feet, more or less, to the beginning.

Tract 1 and Tract 2 being a portion of the same property conveyed to Southwood, Inc. by Deed from Sadler Properties, LLC of record in Instrument No. 20040524-0060452, as corrected by Notary Certificate of Correction of record in Instrument No. 20060327-0034557, Register's Office for Davidson County, Tennessee. The legal description for Tract 1 having been corrected by Deeds of record in Instrument Nos. 20070530-0064303, 20070530-0064302, 20070530-0064301, 20070530-0064300 and 20070530-0064299, said Register's Office.

Tract 3:

LAND in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Second Avenue South, at a point 40 feet north of the northerly margin of Mallory Street, said point being the northwest corner of the property conveyed to John Scott, by deed from Mrs. Anna M. Bigley and husband, of record in Book 178, page 293, Register's Office for said County; thence with said Scott's northerly line eastwardly 180 feet, more or less, to westerly margin of an alley; thence with said alley, northwardly 35 feet to the southeast corner of the property conveyed to Matilda Buchanan, by deed from George W. Hight, of record in Book 831, page 287, said Register's Office; thence with said Buchanan's southerly line, westwardly 180 feet, more or less, to the easterly margin of Second Avenue South; thence with said Avenue, southwardly 35 feet to the beginning.

Tract 4:

LAND in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Second Avenue South, at a point 40 feet north of the northerly margin of Mallory Street, said point being the northwest corner of the property conveyed to John Scott, by deed from Mrs. Anna M. Bigley and husband, of record in Book 178, page 293, Register's Office for said County; thence with said Scott's northerly line eastwardly 180 feet, more or less, to westerly margin of an alley; thence with said alley, northwardly 35 feet to the southeast corner of the property conveyed to Matilda Buchanan, by deed from George W. Hight, of record in Book 831, page 287, said Register's Office; thence with said Buchanan's southerly line, westwardly 180 feet, more or less, to the easterly margin of Second Avenue South; thence with said Avenue, southwardly 35 feet to the beginning.

Tract 5:

BEGINNING at a point in the north margin of Mallory Street, 65.0 feet west of the northwest intersection of the said street and the first alley east of 2nd Avenue, South; thence northerly and parallel to the east margin of 2nd Avenue, South, 40.0 feet to a point in the south line of the lands of John L. Harlin; thence with Harlin's south line, easterly 65.0 feet to the west margin of an alley; thence with the west margin of the same, southerly 40.00 feet to the north margin of Mallory Street; thence with the margin of the same westerly 65.00 feet to the point of beginning.

Tract 3, Tract 4 and Tract 5 being the same property conveyed to Southwood, Inc. by Deed from Doyle T. Millsap of record in Instrument No. 20031125-0170867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1070, 1072, 1074 & 1078 2nd Ave. and 112 Mildred Shute Ave., Nashville, TN 37210.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of November, 2009.

South Wood Inc. AKA Southwood Inc.,
a Tennessee Corporation

By: Gregory E. Wood
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory E. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of South Wood Inc. AKA Southwood Inc., a Tennessee corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 20th day of November, 2009.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY