BILL GARRETT, Davidson County
Trans:T20090085017 DEEDWARR
Recvd: 12/17/09 11:50 4 pgs
Fees:23.00 Taxes:1554.00
20091217-0114918

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Shirley Street Investments, LLC 303 54th Avenue North Nashville, TN 37209	New Owner	Map 93-10 Parcel 221

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DORIS FLEISCHER and JACK D. FLEISCHER, PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALD FLEISCHER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHIRLEY STREET INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter the Grantee, its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to Gerald Fleischer and wife, Doris Fleischer, by Deed from Dwight Manners and wife, Eleanor A. Manners, of record in Book 6213, Page 190, Register's Office for Davidson County, Tennessee. Gerald Fleischer, spouse of Doris T. Fleischer, died on November 22, 2007. Pursuant to a Disclaimer dated August 4, 2008, recorded as Instrument Number 20080806-0081015, Register's Office for Davidson County, Tennessee, Doris T. Fleischer disclaimed any and all interest in the survivorship interest in the subject property. The express intent and purpose of such disclaimer was that said survivorship interest would pass to the personal representative of the estate of her deceased spouse, Gerald Fleischer, such that the property would thereafter by owned by Doris T. Fleischer and Estate of Gerald Fleisher, as to each a fifty (50%) percent interest as tenants in common. Doris T. Fleischer hereby quitclaims and conveys to the personal representative of the Estate of Gerald Fleischer any interest that she may have in such survivorship interest to the extent necessary to effectuate or confirm the intent and purpose of the aforementioned Disclaimer. Doris Fleischer and Doris T. Fleischer are one and the same person.

THIS is improved property, known as 601 5th Avenue South , Nashville, Tennessee 37203.

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, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14 day of December 2009.

Doris Fleischer

Jack D. Fleischer, Personal Representative of the Estate Of Gerald Fleischer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris Fleischer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of December 2009.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack D. Fleischer, Personal Representative of the Estate of Gerald Fleischer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of December 2009.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me this 14th day of Dec. 2009.

Notary Public
My commission expires

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being part of Lots 81 and 82 in Barrow Grove Plan of Lots, of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the Southwest corner of Fifth Avenue South, formerly Summer Street and Lea Avenue, formerly South Union Street; thence with the southerly margin of Lea Avenue westwardly 162.5 feet to the center of the fence between this lot and a lot sold by D.C. Love to J.C. Fowler; thence with said fence southerly 125.5 feet to the center of the fence or line of the lot where Judge John C. Ferriss formerly lived; thence with said fence easterly 130 feet to the westerly margin of Fifth Avenue South; thence with said margin northerly 30 feet to the beginning.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, not yet due and payable, said taxes are assumed by the Grantee.

(b) Matters shown on the Plan of record in Book "S", page 279, Register's Office for Davidson County, Tennessee.