(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-19-12

(AFFIX SEAL)

mail to:
MID STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

G-VR-09-1001

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Maddox	Same as New owner	
1001 Acklen Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		105-09 204.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT BERNSTEIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY C. MADDOX, CHARLES CAUDELL, AND JAMES C. WOODARD, II, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 34 IN THE WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 34 BEGINS AT THE SOUTHWEST CORNER OF PROSPECT AND JOWETT AVENUES RUNNING THENCE WITH THE SOUTHERLY MARGIN OF PROSPECT AVENUE WESTERLY 50 FEET; THENCE SOUTHERLY 158 FEET, MORE OR LESS, TO AN ALLEY; THENCE WITH SAID ALLEY, EASTWARDLY 50 FEET TO THE WESTERLY MARGIN OF JOWETT AVENUE; THENCE WITH THE WESTERLY MARGIN OF JOWETT AVENUE NORTHERLY 159 FEET, MORE OR LESS, TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE ABOVE REFERENCED PROPERTY IS THE PROPERTY CONVEYED TO THE NASHVILLE HOUSING AUTHORITY, BY DEED OF RECORD IN BOOK 4347, PAGE 781, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT BERNSTEIN, UNMARRIED BY WARRANTY DEED FROM DONALD RAY MCCRARY, HEIR; BEVERLY ANN MCCRARY, HEIR; SAM H. MCCRARY, HEIR; REGINA MCCRARY BROWN, HEIR; ALFREDA MCCRARY
JACKSON, HEIR; DEBORAH MCCRARY PERSONS, HEIR; ALAN MCCRARY, HEIR; RICKY MCCRARY, HEIR; AND RICKY MCCRARY, EXECUTOR FOR THE MAMIE ELIZABETH MCCRARY, RECORDED ON THE 23RD DAY OF SEPTEMBER, 1999 IN DEED BOOK 11673, PAGE 600, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 95, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1001 Acklen Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090086150 DEEDWARR
Recvd: 12/22/09 13:40 2 pgs
Fees:13.00 Taxes:703.00

20091222-0116469

Witness my/our hand(s) this 11th day of December, 2009.

Robert Bernstein

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 11th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903