BILL GARRETT, Davidson County
Trans:T20100009978 DEEDWARR
Recvd: 02/19/10 10:11 2 pgs
Fees:13.00 Taxes:555.00
20100219-0012750

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Phyllis T. Pennington
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February, 2010.

NOTARY PUBLIC

My Commission expires: 11/4/13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| ISLAND BOUND INVESTMENTS LLC | SAME | Map:93-10-0-376.00<br>Parcel: |
| (NAME) 625 4th Avenue South | (NAME) | Map:<br>Parcel: |
| (ADDRESS) NASHVILLE, TN 37210 | (ADDRESS) | Map:<br>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

**PHYLLIS T. PENNINGTON**

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

**ISLAND BOUND INVESTMENTS LLC**

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

Being a tract of land in Davidson County, Tennessee, more particularly described according to a survey prepared by Cherry Land Surveying, dated February 2, 2010, Job No. 10024, as follows:

Beginning at a chiseled X on concrete at the intersection of the northerly right of way line of Elm Street, 50 feet in width, and the easterly right of way line of Alley No. 146, 16 feet in width;

Thence leaving the northerly right of way line of Elm Street with the easterly right of way line of Alley No. 146, North 27 deg. 23' 57" West, 102.59 feet to a PK Nail at a corner common with Island Bound Investments, LLC, of record in Deed Instrument 200507270087927, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right of way line of Alley No. 146 with the southerly property line of said Island Bound Investments, LLC, North 62 deg. 42' 11" East, 61.03 feet to an existing iron rod;

Thence South 27 deg. 23' 57" East, 102.59 feet to an existing PK Nail in top of wall on the northerly right of way of Elm Street;

Thence with the northerly right of way line of Elm Street, South 62 deg. 42' 11" West, 61.03 feet to the point of beginning, containing 6,261 square feet (0.14) acres more or less).

Being the same property conveyed to William O Tankard and Phyllis T. Pennington, as tenants in common, by deed from ECS, Inc., a Corporation, of record in Book 7191, page 908. William O. Tankard conveyed his interest to Phyllis T. Pennington, by deed of record in Book 8533, page 845, Register's Office for said County.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

This conveyance is made subject to the following:

Davidson County taxes for 2010, which have been prorated and assumed by the Grantee.

This is property known as _____ Elm Street, 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 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 18 day of February, 2010.

PHYLLIS T. PENNINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PHYLLIS T. PENNINGTON, the bargainor, 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 purpose therein contained.

Witness my hand and official seal at office this 18 day of February , 2010.

NOTARY PUBLIC

My Commission expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 4, 2013