03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Affiant

Subscribed and sworn to before me, this 25th day of June, 2010.

Notary Public
My commission expires: 02/11/13

03-1006-36600

Address of New Owner:	Send Tax Bills to:	Tax Information
R.P. Management, LLC	New Owner	092-09-0-300.00
145 Grassland Dr.		092-09-0-299.00
Gallatin, TN 37066		092-09-0-298.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Turner Nashe, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to R.P. Management, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being Lot No. 118 on the Plan of the re-subdivision of the Wilcox property, of record in Book 421, Page 42, Register's Office for said County.

Said Lot No. 118 fronts 50 feet on the easterly side of 33rd Ave., North, formerly Murray Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Turner Nashe, Jr. by Quitclaim Deed from Collateral Management an Ohio Corporation, of record in Instrument Number 20080520-0051517, in the Register's Office for Davidson County, Tennessee.

TRACT II

Being Lot No. 119 on the Plan of the Re-subdivision of the Wilcox property of record in Book 421, Page 42, Register's Office for said County. Lot #119 fronts 50 feet on the easterly side of Murray Street and runs back between parallel lines 150 to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPERTY SET OUT BELOW:

Being part of Lot No. 119 on the Plan of Re-subdivision of the Wilcox property, of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of an alley, said point being the common corner between Lots 118 and 119 on the Plan of the Re-subdivision of the Wilcox Property, of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said alley and the easterly boundary of said Lot 119, S 14 deg. 34' 08" E 50 feet to the common corner between Lots 119 and 120, S 74 deg. 51' W 25 feet to a point; thence N 14 deg. 34' 08" W parallel with easterly boundary of said Lot 119, 50 feet to a point in the common line between said Lots 118 and 119, N 74 deg. 51' 53" E 25 feet to the point beginning.

BILL GARRETT, Davidson County
Trans:T20100039967 DEEDWARR
Recvd: 06/30/10 13:34 2 pgs
Fees:13.00 Taxes:333.00

20100630-0051165

Being the same property conveyed to Turner Nashe, Jr.. by Quitclaim Deed from Collateral Management, of record in Instrument No. 20070724-0087756, Register's Office for Davidson County, Tennessee.

TRACT III

Land in Davidson County, Tennessee being Lot No. 120, as shown on the Map of the Re-Subdivision of the Wilcox Property, of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 120 fronts 60 feet on the easterly side of 33rd Avenue North, formerly Murray Street, and runs back between lines 150 feet on the north line and 151.5 feet on the south line along the north margin of Trevor Street to an alley in the rear on which it measures 95 feet.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion of said property taken by the State of Tennessee by final judgment in the Second Circuit Court, Davidson County, Tennessee, Docket No. A-3812 of record in Book 4239, Page 63, said Register's Office.

Being the same property conveyed to Turner Nashe, Jr. by deed from Bruce White and Lisa Friedland, dated May 1, 2007, of record in Instrument No. 20070503-0053022, said Register's Office.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 600-604 33rd Avenue, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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 my hand this 25th day of June, 2010.

Turner Nashe, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Turner Nashe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of June, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013