This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/20/10 13:54 3 pgs
Fees:18.00 Taxes:125.80
20100720-0056758

ADDRESS NEW OWNER:

Denke, LLC
923 Fatherland St.
Nashville, TN 37206

SEND TAX BILL:

John D. Denton
Denke, LLC
923 Fatherland St.
Nashville, TN 37206

MAP AND PARCEL:
07112000900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marcelle C. Carter, a widow** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Denke, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 20 and the southerly 42 feet of Lot No. 1 on the Plan of S. A. Buchanan's Re-Subdivision of certain lots in Trinity Heights Addition, as of record in Book 547, page 166, Register's Office for said County, described together as follows:
>
> Beginning at a point in the westerly margin of Lischey Avenue 120 feet southerly from the southwesterly corner of the intersection of said Lischey Avenue and Marshall Street; thence westerly parallel with and 120 feet southerly from the southerly margin of said Marshall Street; 165 feet, more or less, to the easterly margin of an alley; thence southerly with the easterly margin of said alley 92 feet to the common corner of Lots Nos. 19 and 20; thence easterly with the line between said two lots 165 feet to a point in the westerly margin of said Lischey Avenue; thence northerly with the margin of the same 92 feet to the point of beginning.
>
> Being the same property conveyed to Marcelle C. Carter by Installment Deed from Fred Gregory and wife, Elsie Gregory of record in Book 4411, page 768, Register's Office for Davidson County, Tennessee, dated April 8, 1970.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises including, but not limited to, an easement for use of a driveway as described in deeds of record in 4411, page 764, and Book 4411, page 768, Register's Office for Davidson

County, Tennessee, for the benefit of the adajcent property lying north of the above described Property.

This is improved property known as 1604 Lischey Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19 day of July, 2010.

Marcelle C. Carter

Marcelle C. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Marcelle C. Carter, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 19 day of July, 2010.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $34,000.00.

AFFIANT

Subscribed and sworn to before me
this 19 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

