WARRANTY DEED

R-BM-10-1417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belmont Real Estate Holdings	Belmont Real Estate Holdings	
1900 Belmont Blvd	1900 Belmont Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	105-9-60.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARTON E. HARRIS AND WIFE, CAROLYN A. HARRIS AND SARAH C. HARRIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BELMONT REAL ESTATE HOLDINGS II, LLC, A TENNESSEE LIMITED LIABILITY CORPORATION, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE WESTERLY 28 FEET OF LOT NO. 15 AND THE EASTERLY 32 FEET OF LOT NO. 16 ON THE MAP OF D.B. BLAKEMORES SUBDIVISION OF LAWRENCE LAWN, OF RECORD IN BOOK 161, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF ACKLEN AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 174 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SARAH C. HARRIS, UNMARRIED TO SARAH C. HARRIS, UNMARRIED, AND BARTON E. HARRIS AND CAROLYN A. HARRIS, HUSBAND AND WIFE AS RECORDED ON THE 22ND DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040322-0032138 AND WARRANTY DEED FROM NORVELLE H. DISMUKES, UNMARRIED TO SARAH C. HARRIS , UNMARRIED AS RECORDED ON THE 22ND DAY OF NOVEMBER, 1971 IN BOOK 4555, PAGE 353, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 165; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1417 Acklen Avenue, Nashville, Tennessee 37212
(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:T20100044991 DEEDWARR
Recvd: 07/22/10 15:47 2 pgs
Fees:13.00 Taxes:1572.50

20100722-0057597

Witness my/our hand(s) this 19th day of July, 2010.

Barton E. Harris
Barton E. Harris

Carolyn A Harris
Carolyn A Harris

Sarah C. Harris
Sarah C. Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah C. Harris and Barton E. Harris, and Carolyn A. Harris, 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 19th day of July, 2010.

Notary Public

My Commission Expires: 5-20-14
(SEAL)

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

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