BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053473 DEEDWARR
Recvd: 08/27/10 10:29 2 pgs
Fees:13.00 Taxes:148.00
20100827-0067981

State of Tennessee)
County of Davidson)

G#22664-7

The actual consideration or value, whichever is greater, for this transfer is **$40,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2010.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
3rd and Madison, LLC	**"New Owner"**	**Map 082-09-0 Parcel 416.00**
P. O. Box 281935		
Nashville, TN 37228		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Teri A. Behar, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

3rd and Madison, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 9th Ward of the City of Nashville, being part of Lot No. 6 on the Map of Dr. David T. McGavock's Plan, as of record in Deed Book 10, Pages 606 and 607, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the western margin of North College Street, at a point 36 feet southwardly from Madison Street, and running southwardly with College Street 38 feet, more or less, to the Southeast corner of said Lot No. 6; thence, westwardly with the dividing line between Lot Nos. 5 and 6 of said plan, 175 feet, more or less, to an alley; thence, northwardly with said alley, 38 feet, more or less, to

a point 36 feet southwardly from Madison Street; thence, eastwardly on a line parallel with and 36 feet southwardly from Madison Street, 175 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Teri A. Behar by Warranty Deed dated February 1st, 2000, from Angelo Formosa Family Partnership, a Tennessee general partnership, formerly known as Angelo Formosa Family Limited Partnership, of record in Instrument No. 20000202-0011103, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS A VACANT COMMERCIAL ZONED LOT AND THEREFORE IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved (____) unimproved (_X_) property, known as: **1125 3rd Avenue North, Nashville, Tennessee 37208**.

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 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 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/our hand(s) this 24th day of **August, 2010.**

Teri A. Behar

Teri A. Behar

STATE OF CALIFORNIA)
COUNTY OF Sacramento)

Personally appeared before me, a Notary Public of said County and State, **Teri A. Behar,** the within named seller, 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 purposes therein contained.

Witness my hand and official seal at Sacramento (City), California, this 24th day of **August, 2010.**

Rose Markham

Notary Public

ESI1 ROSE MARKHAM COMM. #1703144 Notary Public-California SACRAMENTO COUNTY My Comm. Exp. Nov 5, 2010 ESI1

My Commission Expires: 11-5-2010