BILL GARRETT, Davidson County
Trans:T20100054178 DEEDWARR
Recvd: 08/31/10 09:19 2 pgs
Fees:13.00 Taxes:2053.50

20100831-0068930

Map: 105-09-0
Parcel: 011.00

Warranty Deed

Address of New Owner(s)
Belmont Real Estate Holdings II, LLC
1900 Belmont Boulevard
Nashville, TN 37212

Send Tax Bills To:
SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $555,000.

Affiant

SHARON S. HIETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public

My Commission Expires May 6, 2013

For and in Consideration of the sum of FIVE HUNDRED, FIFTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, David W. Lewis and wife, Denise Gyauch (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Belmont Real Estate Holdings II, LLC, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11 and 12, as shown on the map entitled Belmont Land Company's Subdivision of Lot No. 64 in O.B. Hayes Plan of Large Lots, called Rokeby, not of record.

Said lots 11 and 12 front 50 feet each on the easterly side of 15th Avenue South, formerly Washington Street, and run back between parallel lines, 150 feet to an alley. This property description was taken from the prior conveyance of this property.

Being the same property conveyed to Grantor by warranty deed from James W. Bilyeu and Dean Bilyeu of record in Deed Book 10052, Page 565, Register's Office for Davidson County, Tennessee, dated May 15th, 1996.

This is improved property, known as 1806 15th Avenue South, Nashville, TN 37212.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the successors and assigns of Grantee, against the lawful claims of all persons.

Witness this 27th day of August, 2010.

David W. Lewis
DAVID W. LEWIS

Denise Gyauch
DENISE GYAUCH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named David W. Lewis and Denise Gyauch, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2010.

J. Terry Price
NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires March 9, 2013