BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110012470 DEEDWARR
Recvd: 03/02/11 09:12 2 pgs
Fees:13.00 Taxes:592.00
20110302-0016620

State of Tennessee)
County of Davidson)

G#23017-2

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2011.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Luvell Glanton	**"New Owner"**	**Map 081-16-0 Parcels 450.00 & 451.00**
201 4th Ave N, Suite 1710		
Nashville, TN 37219		

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

Hildreth Enterprises, LLC, a Tennessee limited liability company

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

Luvell Glanton

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

TRACT ONE
LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Thomas Harding's First Addition to Nashville, as of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 52 feet on the southerly side of Jefferson Street and runs back 94 feet, more or less, on the westerly line and 84 feet, more or less, on the easterly line, with the westerly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.

TRACT TWO
LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Thomas Harding's First Addition to Nashville, of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 51 feet on the southerly side of Jefferson Street and runs back (no record of distance) to an alley and shows 50 feet on said alley.

Both TRACT ONE and TRACT TWO being Parcel No. 450.00 on the Davidson County Tax Assessor's Map 081-16-0.

TRACT THREE
LAND in Davidson County, Tennessee, being parts of Lot Nos. 1 and 2 on the Plan of Thomas Harding's First Addition to Nashville, of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee.

SAID parts of Lot Nos. 1 and 2 front 50 feet on Jefferson Street and runs back between parallel lines to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM, is a portion of the property conveyed to the State of Tennessee by Deed from Bertha L. Schnell, of record in Book 4173, Page 174, said Register's Office, as follows:

BEGINNING at a point on the southerly margin of Jefferson Street and the northerly boundary of Lot No. 1 in the Thomas Harding's First Addition to Nashville, a plan of record in Book 19, Page 241, said Register's Office, said point being the Northeast corner of a tract of land conveyed to Jacob Schnell by Deed of record in Book 50, Page 264, said Register's Office, said point also being the Northwest corner of a certain tract of land conveyed to Mary Ethel McKissack by Deed of record in Book 2650, Page 325, said Register's Office; thence, along the corner line between the last two mentioned tracts South 28 deg. 17' 13" East 22.0 feet to a point; thence, South 73 deg. 33' 39"

West, 50.16 feet to a point on the common line between said Jacob Schnell tract and a certain tract of land conveyed to Leah Berss by Deed of record in Book 2857, Page 611, said Register's Office; thence, along the common line between the last two mentioned tracts, North 28 deg. 09' 59" West 21.49 feet to a point on the southerly margin of Jefferson Street; thence, along the southerly margin of said Street and the northerly boundary of Jacob Schnell tract, North 72 deg. 55' 47" East 50 feet to the point of BEGINNING.

TRACT FOUR

LAND in Davidson County, Tennessee, being part of Lot No. 2 and the westerly 10 feet of Lot No. 1 on the Plan of Thomas Harding's First Addition to Nashville, of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 and the westerly part of Lot No.1 front together 50 feet on the southerly side of Jefferson Street and run back 72 feet, more or less, on the easterly line and 82 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM, is that part of said property conveyed to the State of Tennessee, by Deed from Leah Berss, as of record in Book 4149, Page 761, Register's Office for Davidson County, Tennessee.

Both TRACT THREE and TRACT FOUR being Parcel No. 451.00 on the Davidson County Tax Assessor's Map 081-16-0.

BEING the same property conveyed to James E. K. Hildreth, husband and wife, and Phyllis D. K. Hildreth, by Warranty Deed dated June 16, 2006, from Edward C. Stevenson and wife, Linda F. Stevenson, of record in Instrument No. 20060621-0074167, Register's Office for Davidson County, Tennessee. And further conveyed to Hildreth Enterprises, LLC, by Quitclaim Deed dated July 26, 2006, from James E. K. Hildreth and wife, Phyllis D. K. Hildreth, of record in Instrument No. 20060801-0092866, said Register's Office.

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; the Plan of record in Deed Book 19, Page 241, Register's Office for Davidson County, Tennessee; Right of Access retained in the Deeds to the State of Tennessee of record in Book 4149, Page 761, and in Book 4173, Page 174, said Register's Office; Restrictive Covenants in the Jefferson Street Redevelopment Plan of record in Instrument No. 20051130-0143984, said Register's Office; and, taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X_) unimproved (____) property, known as: __1207 and 1209 Jefferson Street, Nashville, TN 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, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 28th day of February, 2011.

Hildreth Enterprises, LLC, a Tennessee limited liability company

By: _____
James E. K. Hildreth, Member

By: _____
Phyllis D. K. Hildreth, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James E. K. Hildreth and Phyllis D. K. Hildreth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Members** of **Hildreth Enterprises, LLC,** the within named bargainor, a Tennessee limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **James E. K. Hildreth and Phyllis D. K. Hildreth as Members.**

Witness my hand, at office at Nashville, Tennessee, this **28th** day of **February, 2011.**

_____
Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY