22912-3
Box14A

THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETTCROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. **AFFIANT** Subscribed and sworn to before me, this 11th day of March, 2011. Notary Public My Commission Expires: July 7, 2014

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
4408 Charlotte Avenue Partners Attn: George N. Spiva, Managing Partner 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map: 91-16 Parcels: 10 & 11

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Nancy Lavender a/k/a/ Nancy Ann Lavender (the "Grantor"), unmarried, has bargained and sold, and by these presents does transfer and convey to 4408 Charlotte Avenue Partners, a Tennessee general partnership ("Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Property Description — Tract No. 1

Land located in the 24th Councilmanic district of Davidson County, Tennessee and described according to a survey by R. L. Montoya-Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Ave. North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11 thence, leaving the north margin of 45th Ave. North with a line common to Parcel 11 and 10, North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod located in the south margin of Alley No. 1217; said point being the north west corner of Parcel 10, the north west corner of Parcel 11

BILL GARRETT, Davidson County
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thence, with the south margin of Alley No. 1217 the north east corner of Parcel 11 thence, South 87 degrees 48 minutes 12 seconds east 90.07 feet to a p.k. nail in the west margin of Charlotte Avenue; thence, with said Charlotte Avenue, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 9,440.65 square feet 0.22 acres more or less.

Being the same property conveyed to Charles R. Lavender by deed from Park Avenue Baptist Church of record in Book 7031, Page 484, Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995 and his Last Will and Testament being of record in Probate Court for Dickson County, Tennessee, Docket # 11-95-104-P, wherein said property was devised to Nancy Ann Lavender.

Property Description — Tract 2

Land located in the 24th Councilmanic district of Davidson County, Tennessee and described according to a survey by R.L. Montoya-Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. nail in the west margin of Charlotte Avenue. said point being the north margin of 45th Ave. North; thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Avenue North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11, this being the beginning point for this Parcel 11, thence, continuing along 45th Avenue North, North 87degree 48 minutesl2 seconds west 60.00 feet to an iron rod in the east margin of Alley No 12; thence, with said Alley No. 12, North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod, in the south margin of Alley No. 1217; thence, with the south margin of Alley No. 1217, South 87 degrees 48 minutes 12 seconds east 60.00 feet to an iron rod; said point being the northeast corner of this parcel, the northwest corner of Parcel No.10; thence, leaving said margin along the common line of Parcel 11 and 10, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 6,289.20 square feet, 0.15 acres more or less.

Being the same property conveyed to Charles R. Lavender, Sr. and wife, Nancy Lavender, by deed from Thelma A. Little and husband, John Radford Little, by deed dated August 29, 1988, and of record in Volume 7771, page 890 in the Register's Office for Davidson County, Tennessee. The said Charles R. Lavender having died on April 10, 1995. Property is now vested solely in Nancy Lavender by virtue of their tenancy by the entirety.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) All matters shown on the survey made by Rocky L. Montoya, Registered Land Surveyor No. 697, R. L. Montoya Land Surveying, dated October 18, 2010.

(2) Subject to property taxes for the year 2011, a lien not yet due and payable.

This is improved property commonly known as 4408 Charlotte Avenue, Nashville, Davidson County, Tennessee and unimproved property commonly known as 404 45th Avenue North, Nashville, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 11th day of March, 2011.

NANCY LAVENDER a/k/a Nancy Ann Lavender

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, an official Notary Public of the said county and state, NANCY LAVENDER a/k/a Nancy Ann Lavender, 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 therein contained.

WITNESS MY HAND, at office, this 11th day of March, 2011.

MY COMMISSION EXPIRES:
July 18, 2011

Notary Public

My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY