**Return to: Box 10-B
Cohen & Cohen

BILL GARRETT, Davidson County
Trans:T20110040808 DEEDWARR
Recvd: 07/07/11 14:01 2 pgs
Fees:13.00 Taxes:114.70
20110707-0052112

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Creekwood Partnership
P.O. Box 160591
Nashville, TN 37216

MORTGAGEE

SEND TAX BILLS
New Owner: Creekwood Partnership
c/o Coordination Plus, LLC
P. O. Box 160591
Nashville, TN 37216

MAP-PARCEL:
MAP 052-01-0
PARCEL 266.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RAVABAB, a Tennessee General Partnership,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Creekwood Partnership,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 and the westerly half of Lot No. 23, Block "B", on the Map of the Re-subdivision of Power and Roth's Subdivision of Madison Park, of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 and part of Lot No. 23 front together 75 feet on the southerly side of Neely's Bend Road and run back between parallel lines 250 feet to the northerly line of Lot No. 25 of said subdivision.

Less and Except that land conveyed in Instrument No. 20070216-0019982, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RAVABAB, a Tennessee General Partnership by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated May 18, 2010 and filed of record in Instrument No. 20100519-0038741, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 843, Page 75, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **342 Neelys Bend Road Madison, TN 37115.**

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 we do covenant with 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 our hands this 6th day of July, 2011.

RAVABAB, a Tennessee General Partnership

By: Rhonda A. Martocci

Rhonda A. Martocci, Managing General Partner

STATE OF Tennessee
COUNTY OF Williamson

On this 6th day of July, 2011, before me personally appeared Rhonda A. Martocci, to me known (or proved to me on the basis of satisfactory evidence), to be the Managing General Partner of RAVABAB and who executed the foregoing instrument as Managing General Partner of RAVABAB for the purposes therein contained in behalf of RAVABAB.

Witness my hand and official seal this 6th day of July, 2011.

Dennis R. Spain

NOTARY PUBLIC

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-3-11

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $31,000.00.

Rhonda A. Martocci

AFFIANT

Subscribed and sworn to before me this 6th day of July, 2011.

Lee A. Cohen

NOTARY PUBLIC

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5.5.2015