BILL GARRETT, Davidson County
Trans:T20110043410 DEEDWARR
Recvd: 07/19/11 10:30 2 pgs
Fees:13.00 Taxes:129.50
20110719-0055068

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of July, 2011, by and between Michael S Bligh, Trustee of the Orellana Family Revocable Living Trust, , party of the first part, and Edna Street, General Partnership, a General Partnership, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the westerly 40 feet of Lot No. 4 and the easterly 5 feet of Lot No. 5, Block "D", on the Plan of M.B. and M.S. Pilcher's Resubdivision of the Matthew Barrow Lands of record in Book 57, Page 151, Register's Office for Davidson County, Tennessee described as follows:

Said parts of Lots Nos. 4 and 5 front together on the southerly side of Delaware Avenue, formerly Short or Craft Street, and run back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Michael S. Bligh, Trustee of the Orellana Family Revocable Living Trust, by virtue of that certain Quit Claim Deed dated October 1, 2010, at Instrument No. 20110114-0003990 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee
Michael S Bligh, Trustee of the Orellana Family Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S Bligh, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2011.

Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

Property Owner & Address: Edna Street, General Partnership
P.O. Box 128466
Nashville, TN 37212

Tax Parcel No 092100025800

Property Address: 2709 Delaware Avenue
Nashville, TN 37209

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $35,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Thomas Nelson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of July, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY