39-B

BILL GARRETT, Davidson County
Trans:T20130034955 DEEDWARR
Recvd: 04/29/13 12:15 3 pgs
Fees:18.00 Taxes:2590.00
20130429-0042298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual Consideration or value of this transfer, is $700,000.00.

Joseph S. Scales
Affiant

SWORN to and subscribed before me on this 25 day of April, 2013.

KENNETH M. NORRIS NOTARY PUBLIC DAVIDSON CO., TN

Notary Public

My commission expires: 5-5-13

This Instrument was prepared by:

Renard A. Hirsch, Sr., Esq.
SMITH & HIRSCH, PLC
3250 Dickerson Pike, Ste 121
Nashville, TN 37228

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel Nos.:***
The Scales Group, LLC 2908-12th Avenue South Nashville, Tennessee 37204	SAME	Map 118-01-0 Parcel 179.00

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between we, **The Scales Group Limited Liability Company a/k/a The Scales Group, LLC,** hereinafter referred to as, GRANTOR, and PENCIL AND PAPER DEVELOPMENT, LLC hereinafter referred to as GRANTEE.

W I T N E S S E T H :

That for and in consideration of $700,000.00 (Seven Hundred Thousand and 00/100 Dollars) and other good and valuable consideration, paid by the GRANTEE to GRANTOR, receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, its successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

SEE EXHIBIT "A"

Being the same property conveyed to, **The Scales Group Limited Liability Company** by deed from **JANET SCALES GIBSON, ANN S. SPRIGGS, JOSEPH S. SCALES AND PHILIP M. SCALES** as equal tenants in common, of record as Instrument No. 20130429 0042297, register's Office for Davidson County, Tennessee.

This is improved property known as 2908-12th Avenue South, Nashville, Tennessee 37204.

This conveyance is made to the Grantee, its successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and its successors and assigns in fee simple forever.

Grantor covenants that it is seized of said land in fee and has the right to convey the same in fee simple; that the same is free and clear of all encumbrances, except a lease with Steve Durden, the party in possession, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set its signature on the date below written.

WITNESS my hand this 25 day of April, 2013.

The Scales Group Limited Liability Company

Date: 4-25-2013 By: Janet Scales Gibson
JANET SCALES GIBSON

Date: 4-25-2013 By: Ann S. Spriggs
ANN S. SPRIGGS

Date: 4-25-2013 By: Joseph S. Scales
JOSEPH S. SCALES

Date: 4-25-2013 By: Philip M. Scales
PHILIP M. SCALES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named **JANET SCALES GIBSON, ANN S. SPRIGGS, JOSEPH S. SCALES AND PHILIP M. SCALES**, the bargainors, with whom I am personally acquainted, and who acknowledged** that they executed the within instrument for the purposes therein contained.

**themselves to be the members of The Scales Group Limited Liability Company a/k/a The Scales Group, LLC, and as such members

WITNESS my hand, at office, on this 25 day of April, 2013.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

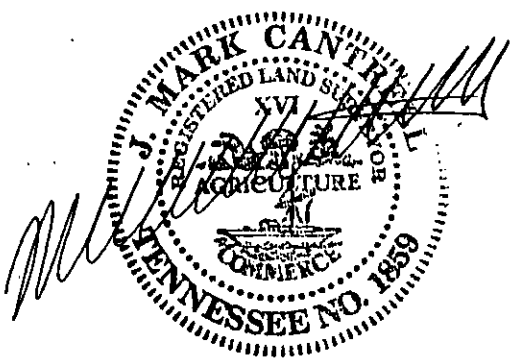
NOTARY PUBLIC

My commission expires:

EXHIBIT "A"

Legal Description

Beginning at an Iron Pin Found (IPF) at the southwesterly corner of Russell Vent-Pearce and Elizabeth Campos, as recorded in Instrument 20100813-0063965 of the Register Office of Davidson County (R.O.D.C.), said pin on the northerly right-of-way of Kirkwood Avenue, thence with said right-of-way, the following calls: with a curve to the right, said curve having a radius of 51.75', a length of 16.14' and chord bearing and distance of North 77°19'16" West 16.07 feet to an IPF; North 68°23'39" West, a distance of 17.82 feet to an IPF, with a curve to the right, said curve having a radius of 226.50', a length of 33.25' and a chord bearing and distance of North 66°15'14" West, a distance of 33.22 feet to an IPF; North 57°32'49" West, a distance of 44.30 feet to an IPF; with a curve to the right, said curve having a radius 10.00', a length of 12.06' and a chord bearing and distance of North 23°00'03" West 11.34 feet to an IPF on the easterly right-of-way of 12th Avenue S., thence with said right-of-way, the following calls: North 11°32'53" East, a distance of 95.73 feet to an IPF, with a curve to the right, said curve having a radius of 25.00', a length of 15.20' and a chord bearing and distance of North 76°19'35" East 14.97 feet to an IPF on the southerly right-of-right of Metro Alley No. 960, thence with said Alley, South 86°15'03" East, a distance of 97.66 feet to the Point of Beginning. Containing 0.3417 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS # 1859 on this 16th day April 2013.



4-24-2013

The above description is a part of Lot 1, as shown on the map entitled Dr. L.G. Noels Idlewild, of record in Book 3842, page 81, Register's Office for Davidson County, Tennessee.