Realty Title 48-A
03

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

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 1st day of August, 2001.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 08/03/01 14:38 2pgs
Fees:13.00 Taxes:1480.00
20010803-0083076

Address of New Owner:	Send Tax Bills to:	Tax Information
Demonbreun Street Properties, LLC 1522 Demonbreun St. Nashville TN 37203	New Owner	93-9-259

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth L. Dudney and Barbara A. Dudney, as tenants in common, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Demonbreun Street Properties, LLC, hereinafter called the Grantee, its successors 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 the westerly 50 feet of the easterly 85 feet of Lot No. 193 on the Map of McNairy's West Nashville Plan of Lots, of record in Book 9, Pages 322 & 323, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Demonbruen Street and runs back between parallel lines, 166 feet to an alley.

Being the same property conveyed to Kenneth L. Dudney and wife, Barbara A. Dudney, as to a 1/2 undivided interest each as tenants in common by deed from Mark H. Westlake, Trustee, of record in Book 7754, Page 592, and by deed from John H. Cooley, unmarried, of record in Book 5864, Page 951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1522 Demonbreun St., Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except taxes for 2001, a lien not yet due and payable and which are specifically assumed by Grantee. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors 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 1st day of August, 2001.

Kenneth L. Dudney

Barbara A. Dudney by Kenneth L. Dudney A.I.F.
Barbara A. Dudney
By: Kenneth L. Dudney, Atty. In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth L. Dudney, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 1st day of August, 2001.

Notary Public

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Dudney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Barbara A. Dudney and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2001.

3/14/2005
Commission expires

Notary Public