Davidson County DEEDWARR
Recvd: 06/09/03 13:38 2pgs
Fees:13.00 Taxes:148.00

20030609-0079184

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO]	MAP-PARCEL NO.]
[Becky's Rentals, LLC	[ ]	]
[P.O. Box 12030	[New Owner]	]
[Nashville, TN 37212	[ ]	Map 104-15]
[	[ ]	Parcel 190]
[	[ ]	]

[This instrument prepared by: Joseph V. Ferrelli, Attorney]
[104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205]
[from information furnished by the parties hereto.]

Box 7A

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Thomas D. McKinney and J. Mark Davis, hereinafter referred to as (Grantors,), by these presents do hereby grant, and convey all of our right, title and interest in the real property described hereinbelow unto Becky's Rentals, LLC, a Tennessee Limited Liability Company, (Grantee), Grantee's successors and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 62 on the Plan of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County.

SAID Part of Lot No. 62 fronts 50 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, or Star Avenue, and runs back between parallel lines 160.5 feet to the south line of Lot No. 99.

BEING the same property conveyed to Thomas D. McKinney, as to his interest, by deed from Sadie Mai Kennedy, unmarried and Willie B. Kennedy, unmarried as tenants in common of record in Book 5023, page 884, Register's Office for Davidson County, Tennessee and as to J. Mark Davis, by deed from Thomas D. McKinney of record in Book 7059, page 690, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to taxes for the year 1998 and subsequent years easements and restrictive covenants of record.

This is improved property commonly known as 2220 Ashwood Avenue, Nashville, Tennessee, 37212.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration of value, whichever is greater for]
[this transfer is $40,000.00.]
[ ]
[ ]
[Affiant]
[ ]
[ ]
[Subscribed and sworn to before me this]
[26TH day of JANUARY, 1998.]
[ ]
[ ]
[ ]
[Notary Public]
[ ]
[My Commission Expires 9/23/2000]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the apurtenance, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further convenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8 day of Jan, 1998.

782,4697 11-19-11/99

Thomas D. McKinney

J. Mark Davis

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas D. McKinney, the bargainor, 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 therein contained.

WITNESS my hand and official seal at Atlanta, Ga. this 8 day of Jan. 1998.

Notary Public

My Commission Expires: Notary Public, Fulton County, Georgia My Commission Expires February 28 1999

NOTARY PUBLIC GEORGIA FULTON COUNTY

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 J. Mark Davis, the bargainor, 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 therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE this 30TH day of DECEMBER, 1997.

Notary Public

My Commission Expires: 9/23/2000