RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)42030

Davidson County DEEDWARR
Recvd: 07/15/03 10:51 2pgs
Fees:13.00 Taxes:280.83
20030715-0098670

WARRANTY DEED

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS ~~$75,400.00~~ $71,980

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 30 DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BRANDES HOLCOMB **800 South 14th Street** **Nashville, TN 37206**	New Owner	**94-1-227** **18W 15865**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **DAYBREAK PROPERTIES, LLC, a Tennessee Limited Liability Company, (65% interest) and CHARLES M. RICE, An Individual (35% interest)**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDES HOLCOMB**

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. 135 on the Plat of Payne, Blakemore and Cummings Addition to Nashville, of Record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 135 fronts 50.2 feet on the westerly side of 14th Street and extends back 139 feet more or less on the southerly line and 134 feet more or less on the northerly line, to a line in the rear measuring 50 feet.

Being the same property conveyed to Daybreak Properties, LLC, by deed from Aubrey Hiam of record in Instrument Number 20030314-0034466, Register's Office for Davidson County, Tennessee and as to the 35% interest of Charles M. Rice, by Quitclaim Deed from Daybreak Properties, LLC, recorded as Instrument Number 20030422-0053248, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **800 South 14th Street, Nashville, Tennessee 37206**

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.

This instrument is being executed on behalf of Charles A. Rice pursuant to a power of attorney executed on 5/29/03 and being filed as Instrument #20030715-0098669 Register's office for Davidson County

WITNESS Hlw hands this 30th day of May, 2003.

DAYBREAK PROPERTIES, LLC

By: Mark A Cummings, Chief Manager
MARK A. CUMMINGS, CHIEF MANAGER

Charles M Rice by Mark A Cummings, Attorney-in-Fact
CHARLES M. RICE
By: Mark A. Cummings, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared MARK A. CUMMINGS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMself to be the CHIEF MANAGER of DAYBREAK PROPERTIES, LLC, a Tennessee Limited Liability Company, and that HE as such CHIEF MANAGER, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by HIM self as such CHIEF MANAGER.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30 day of May, 2003.

My Commission Expires JULY 29, 2006

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30 day of MAY, 2003, before me personally appeared MARK A. CUMMINGS to me known to be the person who executed the foregoing instrument in behalf of CHARLES M. RICE, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said CHARLES M. RICE, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30 day of MAY, 2003.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006