File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/03 11:10 2pgs
Fees:13.00 Taxes:174.27
20031104-0161620

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$47,100.77.**

Affiant

Subscribed and sworn to before me this 29 day of Oct, 2003

Notary Public
My Commission Expires: 8/20/06
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larry Oldham	SAME	119-13-206.00
512 Radnor Street		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tom M. Goad, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oldham Investment Properties, L.L.C.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 86 and the Easterly 20 feet of Lot No. 85 on the plan of College Heights, of record in Book 332, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 86 and the Easterly 20 feet of Lot No. 85 fronts 70 feet on the North side of Radnor Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Tom M. Goad, unmarried, by deed from Fred C. Goad, Jr. and wife, Elizabeth H. Goad, on August 17, 1993, of record in Book 9056, page 364, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 19, Register's Office Davidson County, Tennessee.

This is improved property known as: **512 Radnor Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 29, 2003.

Tom Goad

Tom M. Goad

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tom M. Goad,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 29, 2003

My commission expires AT LARGE

Notary Public

NOTARY PUBLIC
ANDREW H. MALONE
DAVIDSON COUNTY, TENN.