Davidson County DEEDWARR
Recvd: 12/02/03 14:05 2pgs
Fees:13.00 Taxes:222.00

20031202-0173195

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $60,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2003. Notary Public My Commission Expires:

Address New Owner As Follows: D & J Properties of Tennessee, LLC 508 East Iris Drive Nashville, TN 37205	Send Tax Bills To: Same	Map-Parcel Number: 105-11-208.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUBREY HIAM,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **D & J PROPERTIES OF TENNESSEE, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the southerly 6 feet of Lot No. 1 and the northerly 12 feet of Lot No. 5 of Aldrich Bros. and Myers Subdivision of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and the portions of Lots Nos. 1 and 5 front 68 feet on the easterly margin of Rains Avenue and extend back between parallel lines a distance of 150 feet to a proposed 15 foot alley.

Being the same property conveyed to Aubrey Hiam by Substituted Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record as Instrument No. 20031029-0159078, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Book 161, page 44, Register's Office for said County.

This is improved property known as 144 Rains Avenue, Nashville, TN 37203.

The subject property is not the usual place of residence of the Grantor or his spouse.

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; and I covenant with the said Grantee that I am 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 further covenants and binds myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of December, 2003.

Aubrey Hiam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AUBREY HIAM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of December, 2003.

Notary Public

My Commission Expires: 9/24/2005