WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/03 11:25 2pgs
Fees:13.00 Taxes:388.50

20031229-0183050

P-HILL-03-0512

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

$105,000.00
Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES:

(NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Restoration Properties, LLC	Restoration Properties c/o Byron Roberts	
512 D. B. Todd	(NAME) 2765 Hillsboro Road	92-8-120.06
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NATHANIEL K. HICKS AND TIM D. DANSBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RESTORATION PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 40 in Hodson's Addition to Nashville, Tennessee, a plan of which is of record in Book No. 21, page 136, Register's Office for Davidson County.

Said Lot No. 40 fronts 58 feet on the east side of Bostoc or McTyeire Street, now 19th Avenue, North and runs back between parallel lines and with the southern margin of a 20 foot alley, 150 feet to an alley in the rear.

Being the same property conveyed to Nathaniel K. Hick and Tim D. ~~Dasdy~~ Dansby from ACHS Properties by Warranty Deed dated _____ of record in Instrument No. 20031229-0183049

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 512 D. B. Todd, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 18th day of December, 2003.

Nathaniel K. Hicks

Tim D. Dansby

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Nathaniel K. Hick and Tim D. Beasley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of December, 2003.

Notary Public

My Commission Expires:

(SEAL)

JON PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903