Davidson County DEEDWARR
Recvd: 02/04/04 08:21 2pgs
Fees:13.00 Taxes:74.00
20040204-0013289

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by SIDNEY PROPERTY INVESTMENTS, LLC, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, CHERRY TREE PROPERTIES, INC., unmarried, have bargained and sold, and by these presents do transfer and convey unto the said SIDNEY PROPERTY INVESTMENTS, LLC, its heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the northerly 27.5 feet of Lot No. 31 in D.T. McGavock's Homestead Addition to Nashville, a plan of which is of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 31 fronts 27.5 feet on the westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to CHERRY TREE PROPERTIES, INC. from Joe M. Kirsch, Substitute Trustee, by Substitute Trustee's Deed, of record as Instrument No. 20040130-0011469, said Register's Office.

This is improved property at 1621 6th Avenue North, Nashville, Tennessee 37208.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SIDNEY PROPERTY INVESTMENTS, LLC, its heirs and assigns, forever. And I do covenant with the said SIDNEY PROPERTY INVESTMENTS, LLC, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said SIDNEY PROPERTY INVESTMENTS, LLC, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 30th day of January, 2004.

CHERRY TREE PROPERTIES, INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Anthony Cherry, President of **CHERRY TREE PROPERTIES, INC.,** with the full power and authority of Cherry Tree Properties, Inc., with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of January, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN. My Commission Expires

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Valinda Burks
AFFIANT

Sworn to and subscribed to before me this 2nd day of ~~January~~ February, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN. My Commission Expires OCT. 13

My Commission Expires: 10-13-04

MAP 81-08
PARCEL 490.00

ADDRESS OF NEW OWNER:
SIDNEY PROPERTY INVESTMENTS, LLC
P.O. Box 28167
Nashville, TN 37228

SEND TAX BILLS TO:
SAME