PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of April, 2004, by and between VICTOR JOHNSON, UNMARRIED, and ROBERT JOHNSON, UNMARRIED AND THYCKLA GRAY, UNMARRIED, EACH HAVING A ONE-THIRD UNDIVIDED INTEREST IN AND TO SAID PROPERTY, hereinafter called Grantors, and DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY CO, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, VICTOR JOHNSON, UNMARRIED, and ROBERT JOHNSON, UNMARRIED AND THYCKLA GRAY, UNMARRIED, EACH HAVING A ONE-THIRD UNDIVIDED INTEREST IN AND TO SAID PROPERTY, as Grantors, do hereby bargain, sell, transfer and convey unto DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY CO, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is/~~un-~~improved property known as 2405 GROVER ST., NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors hasve a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

VICTOR JOHNSON
SIGNATURE OF SELLER

ROBERT JOHNSON
SIGNATURE OF SELLER

THYCKLA GRAY
SIGNATURE OF SELLER

Davidson County DEEDWARR
Recvd: 05/12/04 12:43 4pgs
Fees:23.00 Taxes:46.25

20040512-0054986

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **VICTOR JOHNSON, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **26th** day of **April, 2004.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT JOHNSON, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **26th** day of **April, 2004.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **THYCKLA GRAY, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **26th** day of **April, 2004.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in _____ County, _____, this **26th** day of **April, 2004.**

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY CO
P.O. Box 1283
Antioch, Tennessee 37011-1283

Property Address:

2405 GROVER ST.
NASHVILLE, TN 37207

Person Responsible for Taxes:
SAME
P.O. BOX 1283
ANTIOCH, TN 37011-1283

Map & Parcel #: map 70-4, parcel 64

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$12500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale

Barbara Black
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **April, 2004.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DAVIDSON ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ COUNTY, TENNESSEE ★

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7367

EXHIBIT 'A'

Being Lot Nos. 85 on the map of Haynies Cleveland Plan, as of record in Book 161, page 35, Registers Office for said County.

Said Lot No. 85 fronts 40 feet on the north side of Grover St. and runs back between parallel lines 125 feet, more or less, to an alley.

Being a portion of the same property conveyed to ROBERT J. JOHNSON AND WIFE, THYCKLA JOHNSON, by Warranty Deed from M.S. AND MARY L. POTEAT, of record in Book 4264, page 427, Register's Office for DAVIDSON County, Tennessee. The said Robert J. Johnson died on 6-10-, 1970, and the property vested by operation of law in his surviving spouse, Thyckla Johnson. Thyckla Johnson died on November 11, 2003, unmarried and intestate, and her only heirs at law were her three unmarried children, Robert Johnson, Victor Johnson and Thyckla Gray, the Grantors herein, per Affidavit of Heirship of record immediately prior hereto in Instrument No. 20040512005498 5 said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (map 70-4, parcel 64). 2003 real property taxes are PAID in the amount of 80.15.

2. All matters as set forth on the Plan of HAYNIE'S CLEVELAND PLAN, of record in Plat Book 161, page 35, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.