Record to Box 69

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/04 14:05 2pgs
Fees:13.00 Taxes:143.38

20040604-0066227

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$38,750.00.**

Affiant

Subscribed and sworn to before me this 27th day of May, 2004

Notary Public
My Commission Expires (Affix Seal)

ANDREW H. MADDOX NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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:
Oldham Investment Properties, LLC	SAME	071-040-080.00
10 Lymington Court		071-040-080.00
Brentwood, TN 37027		

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, **Charles Allen Canter and wife, Deborah Sue Canter**, 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. 334 on the plan of Joywood Heights, Section 2, of record in Book 1130, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 334 fronts 60 feet on the easterly margin of Jones Avenue and extends back between parallel lines 215 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Charles Allen Canter and wife, Deborah Sue Canter, by deed from Mamie F. Dorris, solely, formerly Craighead, on June 15, 1989, of record in Book 7873, page 259, Register's Office for Davidson County, Tennessee. The said Charles Allen Canter having since died leaving said property to Deborah Sue Canter by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 92, Register's Office Davidson County, Tennessee.

This is improved property known as: **2607 Jones Avenue, Nashville, TN 37207**

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 May 27, 2004.

Deborah Sue Canter
Deborah Sue Canter

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this May 27, 2004

My commission expires 1-31-06

Notary Public

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.