This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 081-08-0
PARCEL: 468.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Sidney Property Investments,
P.O. Box 281167
Nashville, TN 37228

Davidson County DEEDWARR
Recvd: 08/26/04 10:14 2pgs
Fees:13.00 Taxes:129.50
20040826-0103263

WARRANTY DEED

THIS INDENTURE, made this between

Maggie Schutt Duty

hereinafter referred to as **Grantor**, and

Sidney Property Investments, LLC

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 73 on the map of D.T. McGavock's Subdivision of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said lot fronts 62.5 feet on the East side of 5th Avenue North and runs back between parallel lines, along the South margin of Buchanan Street 174 feet to an alley.

This being the same property conveyed to Maggie Schutt Duty by Last Will and Testament of Jeffie William Duty of record in Instrument Number 20020625-0075999, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Maggie S Duty

Maggie Schutt Duty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maggie Schutt Duty 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 this 25 day of August, 2004.

CYNTHIA A GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Cynthia A Gray

Notary Public

My Commission Expires: 1-28-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $35,000.00.

Maggie S. Duty

Affiant

Sworn to and subscribed before me, this 25 day of August, 2004.

CYNTHIA A GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Cynthia A Gray

Notary Public

My Commission Expires: 1-28-06