RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43419 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/04 13:35 2pgs
Fees:13.00 Taxes:1480.00

20041018-0124921

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Housing Solutions	SAME	72-4-215
1446 Ardee Avenue		
Nashville, TN, 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sarah E. Doubleday

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Urban Housing Solutions

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northwest part of Lot No. 4, all of Lot No. 5, part of Lot No. 6, Block "F" Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, and the east part of Lot Nos. 21, 22 and 23, Block "A", Inglewood Terrace, of record in Book 1130, page 1, in said Register's Office, and described according to a survey made by John B. Kohl, III, dated September 7, 1982, as follows:

Beginning at an iron pin in the westerly margin of Ardee Avenue, 295.33 feet more or less, north of McGavock Pike; thence South 56 degrees 13 minutes 52 seconds West, 150.27 feet to an iron pin; thence with the west line of Country Club Estates Subdivision, South 36 degrees 12 minutes 05 seconds East, 132.63 feet to an iron pin in the line between Lot No. 23 of Inglewood Terrace and Lot No. 3 of Country Club Estates; thence South 48 degrees 51 minutes 25 seconds West, 205.27 feet to an iron pin; thence North 40 degrees 01 minutes 50 seconds West, 58.5 feet to an iron pin; thence North 0 degrees 15 minutes 16 seconds East, 148.0 feet to an iron pin; thence North 40 degrees 28 minutes 03 seconds West, 279.72 feet to an iron pin; thence North 50 degrees 02 minutes 24 seconds West, 141.59 feet to an iron pin; thence South 36 degrees 12 minutes 05 seconds East, 51.04 feet; thence North 54 degrees 57 minutes 37 seconds East, 25.80 feet; thence South 34 degrees 58 minutes 58 seconds East, 74.88 feet to an iron pipe; thence North 55 degrees 00 minutes 48 seconds East 129.98 feet to an iron pin in the westerly margin of Ardee Avenue; thence South 35 degrees 00 minutes 00 seconds East, with the westerly margin of Ardee Avenue, 192.57 feet to the point of beginning.

Being the same property conveyed to Sarah E. Doubleday by deed from Glenn E. Sager, Substitute Trustee, of record in Book 8794, Page 1, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1446 Ardee Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 12th day of October, 2004

Sarah E. Doubleday

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sarah E. Doubleday, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 2004

Notary Public

My Commission Expires: 3/23/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR