WARRANTY DEED

G-CD-04-0550

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

Subscribed and sworn to before me this 7th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Music City Investment	Music City Investment Properties, LLC (NAME)	
550 Harding Place Uniit D-117	3623 Rainbow Place	147-2-B-79 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NATHANIEL R. PORTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MUSIC CITY INVESTMENT PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

UNIT D-117, OF CALDWELL COURT CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6188, PAGE 744 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF CALDWELL COURT CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LESA ANN PORTER TO NATHANIEL R. PORTER, AS RECORDED ON THE 5TH DAY OF AUGUST, 1994 IN BOOK 9429, PAGE 336 AND WARRANTY DEED FROM CYNTHIA L. GREEN PERRYMAN AND HUSBAND KIMMY PERRYMAN TO NATHANIEL R. PORTER, UNMARRIED AS RECORDED ON THE 29TH DAY OF NOVEMBER, 1990, IN DEED BOOK 8245, PAGE 37, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 6188, page 787; Book 6188, page 749; Book 6188, page 452, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 550 Harding Place Uniit D-117, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of December, 2004.

Nathaniel R. Porter

Nathaniel R. Porter

Shannon Porter

Shannon Porter

Davidson County DEEDWARR
Recvd: 12/22/04 13:48 2pgs
Fees:13.00 Taxes:88.80

20041222-0152319

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathaniel R. Porter and Shannon Porter, 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/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903