STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Madeline R. Snoddy
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of December, 2004.

Notary Public

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/4/06

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 12/29/04 08:07 2pgs
Fees:13.00 Taxes:390.35
20041229-0153381

ADDRESS NEW OWNER(S) AS FOLLOWS:
Madeline R. Snoddy
2407 Grover Street
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel #:070-04-0-065.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dy Properties II, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantors, hereby transfers and conveys to **Madeline R. Snoddy, married,** hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 84, on the Plan of Haynies Cleveland Plan, of record in Plat Book 161, Page 35, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY CO, by Warranty Deed from VICTOR JOHNSON, unmarried,ROBERT JOHNSON, unmarried, and THYCKLA GRAY, unmarried, each having a one-third undivided interest, of record in Instrument No. 20040512-0054987, Register's Office for Davidson County, Tennessee dated April 26, 2004. Victor Johnson, Robert Johnson and Thyckla Gray acquired title to this property by operation of law as the sole surviving heirs of Thyckla Johnson as evidenced by an Affidavit of Heirship of record as Instrument No. 20040512-0054985, said Register's Office. Their Parents Robert J. Johnson and wife, Thyckla Johnson acquired title to this property on August 27, 1968, via a deed of record in Book 4264, Page 427, said Register's Office. Robert J. Johnson died on June 10, 1970; Thyckla Johnson died on November 11, 2003, leaving the heirs listed above.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, in the amount of $1,207.98, a lien not yet due and payable.

The Plan of record in Plat Book 616, Page 35, Register's Office for Davidson County, Tennessee.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, are paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2407 Grover Street, Nashville, TN 37207.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 20th day of December, 2004.

Dy Properties, II, LLC,
a Tennessee limited liability company

By: _____
Its: Chief Mgr.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deon Jenkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they are the Chief Mgr. for Dy Properties, II, LLC, a Tennessee limited liability company and who further acknowledge that he/she/they executed the forgoing instrument for the purposes therein contained by signing his/her/their name as the Chief Mgr. for Dy Properties, II, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 20th day of December, 2004.

_____
Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY