Davidson County DEEDWARR
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Fees:13.00 Taxes:1645.50

20050103-0000245

WARRANTY DEED

G-NM-041044

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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
LGR, Inc.	InterBay Funding, LLC	
1044-1046 Jefferson Street (ADDRESS)	(NAME) 1301 Virginia Drive, Suite #403 (ADDRESS)	81-16-375.00
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Fort Washington, PA 19034 (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 JERRY W. DRAKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LGR, INC., 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:

Part of Lot 155, D.T. MCGAVOCK'S FIRST ADDITION, as shown on plat of record in Plat Book 10, page 606 to 609, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 155 fronts 55 feet on the northerly side of Jefferson Street and extends back between parallel lines 180 feet to the southerly margin of Madison Street.

Being the same property conveyed to Jerry W. Drake by Warranty Deed from IT, Church of God Sanctified, Incorporated, a/k/a Church of God Sanctified, Inc., a Tennessee Not for Profit Corporation, recorded the 5th day of June, 2001 in Instrument No. 20010605-0057970, 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 Plat Book 10, pages 606-609, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1044-1046 Jefferson Street, Nashville, Tennessee 37208
(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 22nd day of December, 2004.

Jerry W. Drake

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry W. Drake, 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 22nd day of December, 2004.

Notary Public

My Commission Expires 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903