Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/04/05 11:57 2 pgs
Fees:13.00 Taxes:762.66
20050104-0001126

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $206,125.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2004.

Notary Public
My commission expires: 8/11/07

ROSEMARY P. SMITH NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
WJ Investments, LLC 929 Richards Road Antioch, TN 37013	Same	93-14/28

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry D. Waller, Substitute Trustee,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **WJ Investments, LLC, a Tennessee limited liability company, as to a fifty percent (50%) interest, and Robin Dewayne Waller, as to a fifty percent (50%) interest,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 17, 18 and the northerly 47 1/2 feet of Lot No. 19, on the Plan of John M. Bass First Addition, as shown on plat of record in Plat Book 21, page 114, in the Register's Office for Davidson County, Tennessee. Said Lot Nos. 17, 18 and part of Lot No. 19 front together 144 1/2 feet on the westerly side of Ninth Avenue South, formerly Conner Street, and run back between parallel lines, with the southerly margin of Gleaves Street, 150 feet, more or less, to an alley. Included in the above description, but excluded therefrom, is a tract of 1,639 square feet conveyed to the Nashville Housing Authority by deed from George Rooker, Clerk of the Circuit Court, of record in Book 4388, page 31, said Register's Office.

Being the same property conveyed to Oliver J. Waller, Jr., Trustee, from Oliver J. Waller, Jr., Charles W. Waller, Robert W. Waller, and Jerry D. Waller, by Quitclaim Deed of record in Book 4638, Page 850, Register's Office for Davidson County, Tennessee. Jerry D. Waller subsequently being appointed Substitute Trustee to serve in the place and stead of Oliver J. Waller, Jr., Trustee, by Final Order in the Probate Court of Davidson County, Tennessee, recorded in Instrument No. 20041221-0151431, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real estate taxes for the year 2005 and subsequent years. RE: Tax Parcel No. 93-14/28 2) All matters shown on Plat recorded in Book 21, page 114.

This property is improved property known as 601-607 9th Avenue South, Nashville, Tennessee 37203.

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 successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors 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 30th day of December, 2004.

Jerry D. Waller

Jerry D. Waller, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry D. Waller, Substitute Trustee**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of December, 2004.

Rosemary P. Smithson

Notary Public

My Commission expires: 8/11/07

ROSEMARY P. SMITHSON
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

FILE NO: 04744