WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-in-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Fairhead (NAME)	New Owner (NAME)	MAP 82-9
1306 3rd Avenue North (ADDRESS)	(ADDRESS)	PARCEL 216
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Kevin James O'Kane

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

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 Davidson County, Tennessee, being the northerly 46 feet of Lot No. 9 and the southerly 14 feet of Lot No. 10 on the Plan of H. W. McGavock's Addition to Nashville, as of record in Book 17, Page 640, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Third Avenue North, formerly College Street, formerly R. Bell's N. W. corner; thence with the easterly margin of said Avenue, northerly 60 feet to William Maske's southwest corner; thence with said Maske's southerly line, easterly 142 feet and 4 inches to the east line of Lot No. 10; thence with the east line of Lots Nos. 9 and 10, southerly 60 feet to said Bell's N. W. corner; thence with said Bell's northerly line, westerly 142 feet 4 inches to the beginning.

Being the same property conveyed to Kevin James O'Kane by Warranty Deed from Robert L. Jones and wife, Frances Jones of record in Instrument No. 20020509-0057379, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF H. W. MCGAVOCK'S ADDITION TO NASHVILLE OF RECORD IN BOOK 17, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 02/02/05 11:43 2 pgs
Fees:13.00 Taxes:270.10

20050202-0012237

unimproved ( )
This is improved (X) property, known as 1306 3rd Avenue North, Nashville, TN 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 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 hand this 25th day of January 2005

Kevin James O'Kane
Kevin James O'Kane

By: W. T. Clinard

W. T. Clinard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin James O'Kane

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 Madison, Tennessee, this 25th day of January, 2005.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2005, before me personally appeared W. T. Clinard, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Kevin James O'Kane and acknowledged that he exeucted the same as the free act and deed of teh said Kevin James O'Kane.

Witness my hand and official seal at Madison, Tennessee, this the 25th day of January, 2005.

My commission expires: 3/25/2006

Notary Public

DEANIE L. GARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006