THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue, South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of February, 2005.

Heather M. Moore
Notary Public
My Commission Expires: 8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Tamala R. Armstrong
2407 Grover Street
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
070-04-0-65.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, 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 Grantor(s), hereby transfers and conveys to **TAMALA R. ARMSTRONG, unmarried,** hereinafter referred to as Grantee(s), his/her/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 and ROBERT JOHNSON, unmarried and THYCKLA GRAY, unmarried, each having a one-third undivided interest, of record as 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 all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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.

Davidson County DEEDWARR
Recvd: 02/23/05 14:01 2 pgs
Fees:13.00 Taxes:406.63

20050223-0019807

Witness my hand this 11th day of February, 2005.

DY PROPERTIES II, LLC,
a Tennessee limited liability company

By: _____
Its: Owner / President

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Deron Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be the chief manager and/or sole member of **DY PROPERTIES II, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such chief manager and/or sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as chief manager and/or sole member.

Witness my hand this 11th day of February, 2005.

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Heather M. Moore
Notary Public

My Commission Expires: 8/22/07

NOTE: See Instrument Nos. 20041229-0153381 and 20050210-0015463, said Register's Office.