# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/05 11:17 2 pgs
Fees:13.00 Taxes:59.20
20050224-0020436

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Amicus Commercial Title, LLC, 209 10th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dynasty Ventures, LLC | Dynasty Ventures, LLC | 081.16-0-193.00 |
| (NAME) | (NAME) | |
| 1025 Monroe Avenue | 1025 Monroe Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | 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, **Khira Turner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dynasty Ventures, LLC**, 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:

Being Lot 86 on the Plan of McGavock, Wetmore and Others First Additional called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 50 feet on the southerly side of Monroe Street, formerly Ophelia Avenue, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Khira Turner by deed from Edward D. Meadows, Jr., of record in document dated September 3, 2004, recorded October 6, 2004 under recording number 200208150098992 records of Davidson County, Tennessee.

The property described herein is subject to:

1. Taxes for the year 2004 due and payable in the amount of $85.88. All prior years are paid. All subsequent years a lien, but not yet due and payable.
2. Plat: Book 21, page 23

This is improved X unimproved property, known as 1025 Monroe Avenue, 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 22nd day of February, 2005.

Khira Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of FEB, 2005 before me personally appeared KHOLA TURNER, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

NOTARY PUBLIC AT LARGE

Notary Public