Address New Owners:
Nashville Housing Properties, LLC
2905 Jordan Ct, Ste B-202
Alpharetta, GA 30004

Map Parcel No:
multiple, see attached

Send Tax Bills to:
Same

Davidson County DEEDWARR
Recvd: 02/24/05 13:47 4 pgs
Fees:23.00 Taxes:1254.30
20050224-0020609

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Nancy Ryans

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Nashville Housing Properties, LLC

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

6 parcels of land as listed and described in the attached Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 our hands this 24th day of Feb., 2005.

Nancy Ryans _____

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 Nancy Ryans, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February 2005.

Commission expires 1/29/09 Notary Public _____

WILLIAM C. McCULLOUGH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,000.

_____

AFFIANT

Subscribed and sworn to me this 24th day of February, 2005.

Commission expires 3.6.06 Notary Public _____

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

Exhibit "A" Legal Descriptions

Tract 1 **1726 Knowles Street. Nashville, TN 37208** **81-15-318**
Land in Davidson County. Tennessee. being Lot No. 39 in the Bransford Realty Company's Subdivision of part of Manlove's Addition, of record in Book 421. page 53. R.O.D.C.. Tennessee. to which reference is made for a more complete description.

Said Lot No. 39 fronts 35 feet on the north side of Knowles Street and runs back between parallel lines 133 feet. more or less, to an alley.

Being the same property conveyed to Nancy Ryans from Williams & Williams by deed of record in Book 8782, page 476. R.O.D.C.. Tennessee.

Tract 2 **319 Duke Street. Nashville, TN 37207** **71-8-28**
Land in Davidson County. Tennessee. being Lot No. 80. Duke Street. Nashville. Davidson County. Tennessee. being further identified as Map and Parcel 7 1—3—23.

Being the same property conveyed to Nancy Ryans from Williams & Williams by deed of record in Book 8782, page 476. R.O.D.C.. Tennessee.

Tract 3 **524 N. Second Street. Nashville, TN 37207** **82-7-210**
Land in Davidson County. Tennessee. being Lot No. 09 on the Map of Harris Addition to Edgefield, as of record in Book 21. page 100. R.D.D.C.. Tennessee

Said Lot No. 69 fronts 50 feet on the west side of North ~cond Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nancy Ryans from Williams & Williams by deed of record in Book 8782, page 476. R.O.D.C.. Tennessee

Tract 4 **1400 Clay St, Nashville, TN 37208** **81-7-64**
Land in Davidson County, Tennessee being Lot Nos. I & 2 in the Subdivision Lot No. 3 on the Map of OwensBuena Vista Plan, of record in Book *57,* page 68 Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat recorded in Book *57,* page, said Register's Office.

Said property fronts 60 feet on the northerly side of Clay St. and runs back between parallel lines with the westerly margin of 14th Ave North, 120 feet to an alley.

Being the same property conveyed by Venture Properties to Nancy Ryans by deed of record in Book 11365, page 78, R.O.D.C., Tennessee.

Tract 5 **2212 14th Ave North, Nashville, TN 37208** **81-3-376**

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of Lot No. 6 in the subdivision of Lot No. 33 Owen Buena Vista Plan, as of record in Book 57, page 26 R.O.D.C. Tennessee, as follows:

Said southerly 50 fronts 50 feet on runs back between rear measuring 50 feet of the northerly 100 feet of Lot No. 6 the easterly margin of 14th Avenue North and parallel lines 181 feet to a dead line in the feet thereon.

Being the same property conveyed to Johnny and Linda Burroughs in 1/2 interest, and Nancy M Ryans in 1/2 interest by deed from T.C. Jones and wife, Sara Jane Jones in Book 7907, page 305 said Register's Office. Johnny and Linda Burroughs conveyed their 1/2 interest to Nancy M Ryans in 1/2 interest by deed of record in Book 8884, page 484 said Register's Office.

KDM

Tract 6 3313 Elkins Avenue Nashville, TN 37209 92-13-349

Land in Davidson County, TN, being Lot No. 117 on the Map of Hortense Place, as of record in Book 161, page 167, R.O.D.C. Tennessee

Said Lot No. 117 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back on the westerly line, 148 feet, more or less, and 150 feet, more or less, on the easterly line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Nancy M Ryans by deed from James Faris of record in Book 9672, page 683, R.O.D.C.

KDM