WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
FILE BOX 45
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Old Hickory Properties, LLC	New Owner	Map 096
389 Willow Bough Lane		Group 10-0
Old Hickory, TN 37138		Parcel 084.00

FOR AND IN 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

Billy T. Gragg and Bettye Bell Gragg, Trustees of the Billy T. Gragg and/or Bettye Bell Gragg Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Old Hickory Properties, 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 No. 279 on the Plan of Cloverhill Section VI, as of record in Book 2133, Page 89, Register's Office for said County.

Said Lot No. 279 fronts 65 feet on the north side of Emery Drive and runs back 224.8 feet on the east line and 211.6 feet on the west line to a dead line in the rear on which it measures 67 feet.

BEING the same property conveyed to The Billy T. Gragg and/or Bettye Bell Gragg Revocable Living Trust through Billy T. Gragg and Bettye Bell Gragg, Trustees by Quitclaim Deed from Billy T. Gragg and Bettye Bell Gragg, of record in Instrument 20031105-0162304, dated October 15, 2003, Register's Office for said County. See also deed of record in Book 2592, Page 171, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262 and Book 2273, Page 88, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 89; and (3) Sanitary Sewer Easement of record in Book 6261, Page 981, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2846 Emery Drive, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 02/25/05 11:42 2 pgs
Fees:13.00 Taxes:333.00
20050225-0020980

Witness our hands this 22nd day of February, 2005.

The Billy T. Gragg and/or Bettye Bell Gragg
Revocable Living Trust
By:

Billy T. Gragg, Trustee

Bettye Bell Gragg, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Billy T. Gragg and Bettye Bell Gragg with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Trustees respectively of the The Billy T. Gragg and/or Bettye Bell Gragg Revocable Living Trust the within named bargainer, and that he/she as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing Billy T. Gragg and Bettye Bell Gragg as such Trustees.

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of February, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.