Davidson County DEEDWARR
Recvd: 03/07/05 15:02 3 pgs
Fees:18.00 Taxes:98.05
20050307-0024883

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050085

Send Tax Bills To:
Dee Dee Brickner
4016 Copeland Dr
Nashville TN 37215

New Owner is:
1712 St. Louis Street
Nashville, TN 37208

MAP: 81-07
PARCEL: 173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Nashvegas Realty, LLC (aka Nashvagas Realty)** & **Middle Tennessee Real Estate, LLC (aka Middle TN Real Estate)**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dee Dee Brickner** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 41, Shield's Second Addition to North Nashville, as of record in Book 57, page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nashvegas Realty and Middle TN Real Estate by Cash Deed from Alphonso Jackson, Secretary of Housing and Urban Development dated August 5, 2004, recorded August 24, 2004, in Instrument No. 200408240102227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of March, 2005.

GRANTOR:

Nashvegas Realty, LLC

By: Will Daly as sole member

Middle Tennessee Real Estate, LLC

By: Todd Wasilewski as sole member

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Will Daly,** 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 Sole Member of the **Nashvegas Realty, LLC** the within named bargainor, and that he/she as such sole member, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 3 day of MARCH, 2005.

Notary Public

My Commission Expires: February 17, 2008

PENNY L. ETZEL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Todd Wasilewski,** 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 sole member of the **Middle TN Real Estate** the within named bargainor, and that he/she as such sole member, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 3 day of MARCH, 2005.

Notary Public

PENNY L. ETZEL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: FEBRUARY 17, 2008

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $26,500.00.

Affiant

SWORN TO and subscribed before me this 3 day of MARCH, 2005.

NOTARY PUBLIC

PENNY L. ETZEL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My commission expires:

FEBRUARY 17, 2005