JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires JULY 29, 2006

B-OC-05-310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde R. Tant, Jr.	Oxford Capital, LLC	
310 Huntington Ridge Drive (ADDRESS)	(NAME) 665 Marietta Street	161-11A-159CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(ADDRESS) Atlanta, GA 30313 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CATHERINE D. TANT, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLYDE R. TANT, JR. [redacted], married, hereinafter called the Grantee(s), their heirs and assigns, that 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. 35 on the Plan of Huntington Ridge Townhouses, of records in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which Plan references is made for a more complete description.

Being the same property conveyed to Catherine D. Mann a/k/a Catherine D. Tant by Quitclaim Deed dated March 26, 1998 and filed for record on April 1, 1998 in Book 10865, Page 968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 310 Huntington Ridge Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of April, 2005.

Catherine D. Tant

Catherine D. Tant

Davidson County DEEDWARR
Recvd: 04/12/05 15:08 2 pgs
Fees:13.00 Taxes:407.00

20050412-0040555

STATE OF Tennessee
COUNTY OF Davidson

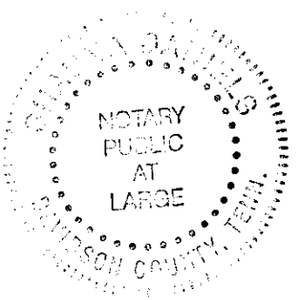
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine D. Tant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 7th day of April, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2008

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903