Davidson County DEEDWARR
Recvd: 05/12/05 11:13 2 pgs
Fees:13.00 Taxes:440.30
20050512-0053658

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(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:
Linda Nunn	American Mortgage Network, Inc.	Map 091
5402 Kentucky Avenue	11625 Rainwater Drive, Bld.500	Group 07-0
Nashville, TN 37209	Suite 650 Alpharetta, GA 30004	Parcel 206.00

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

Decade Properties, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Linda Nunn

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 Nos. 1305, 1307, & 1309, Block 184, on the Plan of West Nashville, No. 1, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said lots fronting 75 feet on the North side of Kentucky Ave. and running back between parallel lines 150 feet to an alley.

Being the same property conveyed to Decade Properties, LLC by deed from Cathy Cheeves and husband, Chris Cheeves, of record in Instrument 20040921-0113394, said Register's Office.

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 57, Pages 74 and 75, 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 5402 Kentucky Avenue, Nashville, TN 37209

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 our hand this 8th day of April, 2005.

Decade Properties, LLC

BY: _____
Steve Griffith, Managing Member

BY: _____
Robert Cooper, Managing Member

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 Steve Griffith and Robert Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon their oaths acknowledged themselves to be the Managing Members of Decade Properties, LLC, the within named bargainer, and that they as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Decade Properties, LLC, by the said Steve Griffith and Robert Cooper as such Managing Members.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2005.

My Commission Expires: 01/27/07

Notary Public

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