WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/05 15:44 2 pg:
Fees:13.00 Taxes:148.00

20050609-0066322

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$40,000.00**.

Affiant

Subscribed and sworn to before me this 3 day of June, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larry Oldham	SAME	073-07-00-055.00
992 Davidson Drive, Suite 100A		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kathleen Tierney, unmarried and Patricia J. Kaplan, married, as joint tenants with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oldham Investment Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 376 on the plan of Sunset View, Section VI, of record in Book 2900, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen Tierney, unmarried and Patricia J. Kaplan, married, as joint tenants with right of survivorship, by deed from Imogene Logan and Kathleen Tierney, both unmarried, on September 25, 1985, of record in Book 6675, page 635, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, pages 54 and 55, Register's Office Davidson County, Tennessee.

This is improved property known as: **2401 Fairbrook Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 3, 2005.

Kathleen Tierney

Kathleen Tierney

Patricia J. Kaplan by Kathleen Tierney as attorney in fact

Patricia J. Kaplan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathleen Tierney** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 3, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Kathleen Tierney, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Patricia J. Kaplan, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Patricia J. Kaplan, the bargainor(s), by the said Kathleen Tierney, as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of June, 2005.

NOTARY PUBLIC My Commission Expires 9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY