Davidson County DEEDWARR
Recvd: 06/21/05 07:42 2 pgs
Fees:13.00 Taxes:488.40

20050621-0070744

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $132,000.00

S. Walker
Affiant

Subscribed and sworn to before me, this 17th day of June, 2005.

Notary Public
My commission expires:

02-0506-44021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Quicksilver Enterprises, LLC	New Owner	103-04-0-369.00
4013 Utah Avenue		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Duncan Earl Gay, III, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Quicksilver Enterprises, LLC, and GSP Properties, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of Lot No. 79, on the Plan of West End Annex, of record in Plat Book 332, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 79 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 163.3 feet to an alley.

Being t he s ame p roperty conveyed to Louise Gay, by deed from Tommy L. Matheny and wife, Janet C. Matheny, dated September 12, 1973, of record in Book 4745, Page 443, Register's Office for Davidson County, Tennessee.

By Quitclaim Deed of record in Instrument 20010712-0074550, Louise Gay conveyed her interest in said property to Louise P. Gay and Duncan Earl Gay III, Register's Office for Davidson County, Tennessee.

Being further conveyed to Duncan Earl Gay III by Quitclaim Deed from Louise P. Gay and Duncan Earl Gay III and wife, Wanda J. Gay of record in Instrument No. 20031221-0184308, Register's Office for Davidson County, Tennessee. Wanda J. Gay, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4013 Utah 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of June, 2005.

Duncan Earl Gay III
Duncan Earl Gay, III

Wanda J. Gay
Wanda J. Gay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Duncan Earl Gay, III and Wanda J. Gay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of June, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05