State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

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

NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

Affiant

Notary Public

File No. N14147

Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/21/05 11:00 2 pgs
Fees:13.00 Taxes:314.50
20050621-0070967

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Lee H. Earls Dwight D. Nicholson		NAME: Lee H. Earls Dwight D. Nicholson	
STREET ADDRESS: 1712 County Hospital Road		STREET ADDRESS: 1712 County Hospital Road	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37218		ZIP CODE: 37218	
MAP & PARCEL NO.: 080-04-0-059.00			

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, Amado M. Torres and wife, Valerie McCardell

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Lee H. Earls, unmarried and Dwight D. Nicholson, unmarried

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, and being further described as follows: Being Lot Number 11 on the Plan of the Re-subdivision of Lots Numbers 1 through 8 of Block Number 2, in G.T. Sheegog's Subdivision, not of record, said Lot Number 11 begins in the center of the Asylum Road at a point 298.00 feet Northeasterly from the center of Hydes Ferry Pike and said Asylum Road; and said point of beginning being the common corners of lots Numbers 11 and 12 in said plan; thence with the dividing line, between said Two Lots Southeasterly 250.00 feet to a dead line; thence with said dead line Northeasterly 50.00 feet to a point the Northeasterly line of said Lot Number 11; thence Northwesterly with said line 250.00 feet to the center of said Asylum Road; thence with the center of the same Southwesterly 50.00 feet to the point of beginning.

BEING the same property conveyed to Amado M. Torres, an unmarried man by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated 02/02/05, recorded 02/09/05, as Document No. 200502090015136, Davidson County, Tennessee.

This is improved property known as 1712 County Hospital Road, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with all the appurtenance, 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.

WITNESS our hands this 17th day of June, 2005.

Amado M. Torres

Valerie McCardell

State of Tennessee }
County of Davidson } ss

On this the 17th day of June, 2005, before me, the undersigned Notary Public, personally appeared **Amado M. Torres and wife, Valerie McCardell**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires 1-3-07

Commission Expires

WARRANTY DEED