Davidson County DEEDWARR
Recvd: 07/26/05 14:18 2 pgs
Fees:13.00 Taxes:159.10

20050726-0086951

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Double A Development LLC**
Address **1100 Kermit Drive, Suite 109**
City/State/Zip **Nashville, TN 37217**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Paulette S. Miller ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Double A Development LLC, a Tennessee limited liability company, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

This conveyance is subject to taxes for the year 2005 and subsequent years, Sanitary Sewer Easement of record in Book 4504, page 820, Register's Office for Davidson County, Tennessee, and all matters on the Plat of record in the Register's Office for Davidson County, Tennessee in Plat Book 57, pages 74 and 75.

Map-Parcel No.'s: Map 91 Group 6 Parcel 330/331

This is unimproved property known as: 5408 and 5410 Michigan Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **19th** day of **July, 2005.**

Paulette S. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, **Paulette S. Miller** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **19th** day of **July, 2005.**

Commission expires 1/26/08

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$43,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of July 2005.

My commission expires:

Notary Public - Register

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008

Exhibit A

Land in Davidson County, Tennessee, being Lot Nos. 1317, 1319, and 1321 of Block 180 on the Map of Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Said lots adjoin and front together 75 feet on the north side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paulette S. Miller by Deed from Allen Roy Sullivan, Executor of the Estate of Mary Elizabeth Sullivan, deceased, of record in Instrument Number 20030305-0029185 and corrected in Instrument Number 20030513-0064484, Register's Office for Davidson County, Tennessee. Also see Last Will and Testament of Mary Elizabeth Sullivan in the Probate Court for Davidson County, Tennessee at 02P1806.

AND

Land in Davidson County, Tennessee, being Lot No. 1323 of Block No. 180, Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Said Lot No. 1323 fronts 35 feet on the northerly side of Michigan Avenue and runs back between parallel lines, with the easterly margin of 55th Avenue, North, formerly 14th Street, 150 feet to an alley.

Being the same property conveyed to Paulette S. Miller by Deed from Allen Roy Sullivan, Executor of the Estate of Mary Elizabeth Sullivan, deceased, of record in Instrument Number 20030513-0064485, Register's Office for Davidson County, Tennessee. Also see Last Will and Testament of Mary Elizabeth Sullivan in the Probate Court for Davidson County, Tennessee at 02P1806.