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WARRANTY DEED

Davidson County DEEDWARR
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Fees:13.00 Taxes:342.25

20050729-0088925

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$92,500.00.**

Affiant

Subscribed and sworn to before me this 27 day of July, 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:
Juan M. Garcia	New Owner	73-07-0-55.00
2401 Fairbrook Drive		
Nashville, TN 37214		

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, **Oldham Investment Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Juan M. Garcia,** ~~their heirs~~ Married 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 Oldham Investment Properties, LLC, by deed from Kathleen Tierney, unmarried, and Patricia J. Kaplan, married, as joint tenants with right of survivorship, on June 3, 2005, of record in Instrument Number 20050609-0066322, 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, page 54 and 55, Register's Office for 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 July 27, 2005.

Oldham Investment Properties, LLC

By Larry Oldham
For Oldham Investment Prop LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of July, 2005, before me, appeared Larry Oldham, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Oldham Investment Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Larry Oldham, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY