WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00911

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Healy Holdings L.L.C.	NEW OWNER	MAP:
1106 16th Avenue	1908 Church Street	Parcel:104-04 179.00
Nashville, TN	, Nashville, TN 37203	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOE STANLEY BYRD, ~~MARRIED~~ Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HEALY HOLDINGS L.L.C.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1106 16th Avenue, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 27th day of July, 2005.

Joe Stanley Byrd

Joe Stanley Byrd

Davidson County DEEDWARR
Recvd: 08/04/05 10:51 2 pgs
Fees:13.00 Taxes:1480.00

20050804-0091703

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOE STANLEY BYRD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 27th day of July, 2005.

Notary Public _____

My Commission Expires: _____

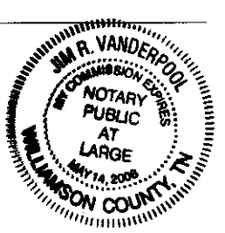


EXHIBIT A - LEGAL DESCRIPTION

TRACT #2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NOS. 88, 89 AND THE NORTH PART OF THE WEST PART OF LOT NO. 90 OF THE BOYD AMENT TRACT AS OF RECORD IN BOOK 21, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO THAT PART OF THE ORIGINAL ALLEY LYING IMMEDIATELY NORTH OF SAID PARTS OF LOTS AND THE PARTS OF THE LOTS ABOVE MENTIONED ARE BETTER SHOWN BY A PLAN SHOWING THE DIMENSIONS EMBRACED WITHIN LOTS 88 AND 95, INCLUSIVE, OF RECORD IN BOOK 332, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF 16TH AVENUE SOUTH, 135 FEET NORTH OF THE NORTHEAST CORNER OF SAID AVENUE EDGEHILL; BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE C. BRADLEY, BY DEED OF RECORD IN BOOK 370, PAGE 574, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE EASTERLY ALONG BRADLEY'S NORTH LINE 151.5 FEET TO BRADLEY'S NORTHEAST CORNER; THENCE NORTHERLY ALONG THE WESTERLY MARGIN OF ALLEY NO. 438 EXTENDED, 34-1/2 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 3 IN WALSH AND WRENNE'S SUBDIVISION OF RECORD IN BOOK 182, PAGE 464, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 3, BEING THE NORTH LINE OF THE CLOSED ALLEY, 151-1/2 FEET TO THE EASTERLY MARGIN OF THE 16TH AVENUE SOUTH; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF SAID AVENUE, 34-1/2 FEET MORE OR LESS TO THE BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOE STANLEY BYRD, MARRIED BY WARRANTY DEED FROM JAMES T. WALL, III, A SINGLE PERSON, RECORDED ON THE 13TH DAY OF OCTOBER, 1988 IN DEED BOOK 7676, PAGE 860, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*SINCE THIS PROPERTY WAS OWNED AS INVESTMENT PROPERTY AND NOT A PRINCIPAL RESIDENCE, WIFE OF JOE STANLEY BYRD IS NOT REQUIRED TO CONVEY HER INTEREST IN SAID PROPERTY.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.