WARRANTY DEED

FROM:	THIS INSTRUMENT WAS PREPARED BY:
Fam Night, a sole proprietorship	George H. Cate, Jr.
	Attorney at Law
TO:	95 White Bridge Road Suite 503, Cavalier Building Nashville, TN 37205
Dr. David H. McCord	615-352-8677

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
Dr. David H. McCord	SAME	Map: 092.08 Parcel: 131
P. O. Box 158899		
337 21st Avenue North.		
Nashville, TN 37215-8899		

(FOR REGISTER'S USE)

Davidson County DEEDWARR
Recvd: 09/14/05 11:26 2 pgs
Fees:13.00 Taxes:74.00

20050914-0110541

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this deed is $20,000.00.

_____, **Affiant**

Title: _____

Subscribed and sworn to before me, this 13th day of September, 2005.

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 9/30/06

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY THOUSAND DOLLARS ($20,000.00) cash in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged the grantors, James Brown and Lisa Brown, d/b/a, Fam Night, a sole proprietorship, do hereby transfer and convey unto the grantee, Dr. David H. McCord, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 21 on the Plan of Dr. John R. Hudson's Addition to Nashville, as of Record in Book 21, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 53½ feet on the westerly side of Hudson Street and runs back between lines 150 feet to an alley, Hudson Street now being Fisk Street.

Being the same property conveyed to FAM Night, by "Final Decree Confirming Sale" of the Chancery Court for Davidson County, Tennessee, dated February 21, 1995, in Tax Civil Action No. 93-660-III, a certified copy of which is of record in Book 9847, page 903, Office of the Register for Davidson County, Tennessee.

The legal description is taken verbatim from the deed from Cumberland Builders, Inc. to Bond and Bond Realty, Inc., of record in Book 7097, page 501, said Register's Office.

This is improved property, known as: 409 Fisk Street, Nashville, Tennessee 37203.

To have and to hold the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, Dr. David H. McCord, his successors, heirs and assigns forever. The grantors hereby covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Taxes for 2005 are assumed by the grantee without proportion.

The Fam Night Sole Proprietorship Declaration recorded as Instrument No. 20050511-0053276, Register's Office for Davidson County, Tennessee, provides that either James Brown or Lisa Brown is authorized to execute and sign any document, instrument, contract, check, or any other item related to the sole proprietorship known as Fam Night. Pursuant to that authority, James Brown executes this Warranty Deed on behalf of Fam Night, a sole proprietorship.

The grantors further covenant and bind themselves, their successors, representatives, and assigns to warrant and forever defend the title to the said real estate to the said grantee, his successors, heirs and assigns, against the lawful claims of all persons.

In witness whereof, the said grantors, have caused this instrument to be executed by a duly authorized representative on this 13th day of September, 2005.

Fam Night, a sole proprietorship

By: _____
James Brown

State of Tennessee)
County of Davidson)

In Nashville, Tennessee, on the 13th day of September, 2005, before me, a Notary Public in and for the above state and county, personally appeared James Brown, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he executed said instrument for the purposes therein contained as his free and voluntary act and deed.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 13th day of September, 2005.

_____
Notary Public

My Commission Expires: 9/30/06

SUSAN LONG OLIVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY