FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2005.

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
DY Properties II, LLC	New Owner	Map 081
P.O. Box 1283		Group 03-0
Antioch, TN 37013		Parcel 383.00

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, we

Milton Bowers, Sr. and wife, Karen R. Bowers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
DY Properties II, LLC
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 17, on the Plan of C.E. Raymond's Plan of Lots, of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Sangster Street, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Milton Bowers, Sr. by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument 200008160081323, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 63, said Register's Office.

The said Karen R. Bowers joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 2124 12th Ave. N., Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. 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 this 23rd day of September, 2005.

Milton Bowers, Sr.

Karen R. Bowers

Davidson County DEEDWARR
Recvd: 09/27/05 14:29 2 pgs
Fees:13.00 Taxes:27.75
20050927-0116069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton Bowers, Sr. and wife, Karen R. Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2005.

My Commission Expires: 01/24/09

Notary Public

