Davidson County DEEDWARR
Recvd: 10/18/05 10:01 1 pgs
Fees:13.00 Taxes:353.35

20051018-0125546

WARRANTY DEED

AT-20050050

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of October, 2005.

(Affix Seal)

Notary Public

My Commission Expires: 10-26-07

APRIL C. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thirty One Holdings, LLC	Thirty One Holdings, LLC	081-11-0 434.00
1701 12th Avenue N	330 Franklin Road, Suite 135A-114	
Nashville, TN 37208	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Earnest Cowan, Jr., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Thirty One Holdings, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 184 on the Plan of McGavock, Wetmore and others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No 184 fronts 150 feet on the westerly side of 12th avenue North, formerly Florence Street, and runs back between parallel lines with he northerly margin of Wheless Street, 154 feet to an alley.

Being the same property conveyed to Earnest Cowan, Jr., unmarried from Wallace Cartwright, unmarried by Warranty Deed dated July 24, 1989 and recorded July 31, 1989 in Book 7901, page 315, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1701 12th Avenue 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 13th day of October, 2005

Earnest E. Cowan Jr.
Earnest Cowan, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Earnest Cowan, Jr. , 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 Williamson Tennessee, this 13th day of October, 2005.

April G Nichols
Notary Public

My Commission Expires: 10-26-07

APRIL C. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY