03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 164,000.00 (164,000.00)

Affiant

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 17th day of October, 2005.

Notary Public
My commission expires: 9-19-2009

Davidson County DEEDWARR
Recvd: 11/08/05 09:40 2 pgs
Fees:13.00 Taxes:606.80
20051108-0135053

03-0509-33071

Address of New Owner:	Send Tax Bills to:	Tax Information
Eastside Capital, LLC 4812 Wyoming Avenue Nashville TN 37209	New Owner	103-3-156

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Juliette H. Duzak, Trustee of the Juliette H. Duzak Revocable Living Trust Agreement dated December 2, 2003, and Juliette H. Duzak, invidividually, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eastside Capital, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 711, Block 34, on the Plan of Charlotte Park Addition to West Nashville, of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juliette H. Duzak, Trustee U/A/D December 2, 2003 by Quitclaim Deed from Juliette S. Duzak, Individually, dated December 2, 2003, of record in Instrument No. 20031211-0177959, said Register's Office.

Juliette S. Duzak and Juliette H. Duzak are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4812 Wyoming Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of October, 2005.

Juliette H. Duzak, Trustee of the
Juliette H. Duzak Revocable Living
Trust Agreement dated
December 2, 2003

Juliette H. Duzak, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juliette H. Duzak, Trustee of the Juliette H. Duzak Revocable Living Trust Agreement dated December 2, 2003, and Juliette H. Duzak, Individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 17th day of October, 2005.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

