Davidson County DEEDWARR
Recvd: 11/15/05 10:34 2 pgs
Fees:13.00 Taxes:494.81

20051115-0137882

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Grace M. Perry-Gaiter**
Address **907 11th Avenue North**
City/State/Zip **Nashville, TN 37208**

SEND TAX BILLS TO:
Name **Regions Bank D/B/A Regions Mortgage**
Address **Dept 2520, P.O. Box 2153**
City/State/Zip **Birmingham, AL. 35287-2520**

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Double A Development LLC, a Tennessee limited liability company ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Grace M. Perry-Gaiter, An Unmarried Woman, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 and the northerly 3 1/3 feet of Lot 34 in Johnson Bransford's Subdivision of 3 parts of Lot 158 in John McNairy's Mansion House Tract, a plan of which is of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

Said Lot 33 and said part of said Lot 34 adjoin and front together 43 1/2 feet on the west side of 11th Avenue North, formerly Cumberland Street, and extend back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to Double A. Development, L.L.C., by Warranty Deed dated June 15, 2005 from Metropolitan Development and Housing Agency, of record in Instrument Number 20050623-0071942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 92 Group 4 Parcel 259

This is improved property known as: 907 11th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we 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.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **4th** day of **November, 2005.**

Double A Development LLC

by: Adam Leibowitz, Co-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, Adam Leibowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-President of Double A Development LLC, the within named bargainor, a Limited Liability Company, and that such Adam Leibowitz, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Co-President.

WITNESS MY HAND and official seal at office, this **4th** day of **November, 2005.**

Commission expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public

SWS Vision Form SDD01TN Rev. 07/08/96

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater for this transfer is $133,732.00

Affiant Grace Perry-Hart

Subscribed and sworn to before me, this the 4th day of November,2005.

My commission expires:

Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009