WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

G-VRE-05-2209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

G.B. Leonard

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E.S. Design, LLC	E.S. Design, LLC	
2209 18th Avenue South (ADDRESS)	(NAME) 2008 Beechwood Ave. (ADDRESS)	104-16-32.00
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUBY TOLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto E.S. DESIGN, 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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING THE SOUTHERLY 65 FEET OF LOT NO. 42 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 42 FRONTS 65 FEET ON THE WESTERLY SIDE OF 18TH AVENUE, SOUTH AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF AN ALLEY 143 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO H. C. TOLER AND WIFE, RUBY TOLER BY INSTALLMENT DEED FROM JEWELL M. KINGERY AND HUSBAND, E. S. KINGERY, RECORDED ON THE 26TH DAY OF FEBRUARY, 1958 IN DEED BOOK 2739, PAGE 344, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID H.C. TOLER HAVING SINCE DIED LEAVING RUBY TOLER AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/18/05 16:07 2 pgs
Fees:13.00 Taxes:969.40

20051118-0139909

unimproved ( )
This is improved (X) property, known as 2209 18th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of November, 2005.

Ruby E. Toler

Ruby Toler

STATE OF Tennessee
COUNTY OF Davidson

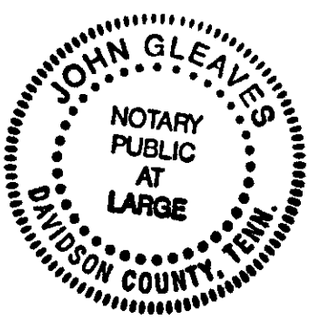
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruby Toler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903