PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050786

Davidson County DEEDWARR
Recvd: 11/21/05 09:51 2 pgs
Fees:13.00 Taxes:684.50
20051121-0140151

Send Tax Bills To:
NEW OWNER
Jeffrey Zuehlke

New Owner is:
1621 6th Avenue North
Nashville, TN 37208

MAP: 81-08
PARCEL: 490.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sidney Property Investments, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jeffrey Zuehlke and Morgan Boone**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being the northerly 27.5 feet of Lot No. 31 in D. T. McGavock's Homestead Addition to Nashville, a plan of which is of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 31 fronts 27.5 feet on the westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Sidney Property Investments, LLC by Warranty Deed from Cherry Tree Properties, Inc. dated 1/30/04, recorded 2/4/04, in Instrument No. 200402040013289, Register's Office for Davidson County, Tennessee.

This is improved property at 1621 6th Avenue North, Nashville, Tennessee, 37208.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

VB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10 day of November, 2005.

GRANTOR:

Valinda M. Burks, CFO

Sidney Property Investments

By: Valinda M. Burks

Its: CFO

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Valinda M. Burks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the CFO of the **Sidney Property Investments** the within named bargainor, and that he/she as such CFO, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 10 day of November, 2005.

DYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE COUNTY, TENN.

Notary Public

My Commission Expires: 11-25-06

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

SWORN TO and subscribed before me this 10th day of November, 2005.

E. Mannix
Comm. Exp - 11-25-06

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY