31B
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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/05 15:18 2 pgs
Fees:13.00 Taxes:1665.00
20051212-0149194

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2005

Notary Public

MY COMMISSION EXPIRES: 11-26-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gorney Realty, LLC (NAME)	New Owner (NAME)	104-2-321
118 30th Avenue North (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	21W-11570

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tom R. Burks and Charles W. Strader, Jr. and Paul A. Demonbreun

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gorney Realty, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 7 on the Plan of Euclid Subdivision of a part of Lots Nos. 42 and 43, Boyd Cockrill Spring Tract, as of record in Book 421, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of 30th Avenue North at the corner of Lots Nos. 7 and 8; thence, with the line between said lots, easterly 105.3 feet to the West margin of an alley; thence, with the margin of said alley, southerly 22 feet to the intersection of the North line of another alley; thence, with the margin of said second alley, westerly 12 feet to a turn in said alley; thence, with said alley southerly 28 feet to the corner of Lots Nos. 6 and 7; thence with the line between said lots, westerly 93.3 feet to the East margin of 30th Avenue North; thence, with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Tom R. Burks, Charles W. Strader, Jr., and Paul A. Demonbruen by Quitclaim Deed from Tom R. Burks and Mary Katherine Burks of record in Book 10199, page 121, Register's Office for Davidson County, Tennessee, said Quitclaim deed being dated September 20, 1996 and recorded on September 23, 1996.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This property is not the principal or marital residence of any of the Grantor(s); therefore no homestead and/or marital rights exist to be conveyed.

unimproved ( )
This is improved (X) property, known as 118 30th Avenue North, Nashville, Tennessee 37203
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand S this 9th day of December, 2005

Tom R. Burks
By: Charles W. Strader, Jr. ATTY IN FACT Paul A. Demonbreun
Charles W. Strader, Jr., Attorney-in-fact Paul A. Demonbreun

Charles W. Strader, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Strader, Jr. and Paul A. Demonbruen

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of December, 2005.

Commission expires 04/05/09

Notary Public

MARK W. KILPATRICK
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 9th day of December, 2005, personally appeared before me, Charles W. Strader, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Tom R. Burks and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 9th day of December, 2005

My commission expires 04/05/09

Notary Public

MARK W. KILPATRICK
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY