05120295

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Margaret A. Parks
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF January, 2006

Brandy K. Pirk
NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
My Commission Expires NOV 25, 2006
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
University Heights Realty, Inc. (NAME)	Same (NAME)	105-5-542
4025 Crestridge Drive (ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 01/24/06 08:54 2 pgs Fees:13.00 Taxes:333.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20060124-0008831

Warranty Deed

For and in Consideration of the sum of $ 90,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HENRY HILL AND WIFE, MARY E. HILL

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

UNIVERSITY HEIGHTS REALTY, INC.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Section 82, Edgehill Estates, of record in Plat Book 4885, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry Hill and Mary E. Hill by deed from Metropolitan Development and Housing Agency, of record in Book 5476, page 551, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2006, which have been prorated and assumed by the Grantee.
2. Matters shown on the Plan of record in Book 4885, page 110, said Register's Office.
3. Restrictive Covenants of record in Book 4220, page 723 and Book 6236, page 263, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1109 Summit Avenue - Nashville, TN 37203
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 20th day of January, 2006.

Henry Hill
HENRY HILL

Mrs. Mary E. Hill
MARY E. HILL

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HENRY HILL AND MARY E. HILL, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of January, 2006.

My Commission expires:
11-25-06

Brandy K. Pirk
Notary Public

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2006

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____ _____
Notary Public