WARRANTY DEED

AT-20050108

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of January, 2006

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION ROAD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gabriel M. Swain Takiyah L. Swain	SAME	071-01-0 046.00
519 Yokley Drive		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DY Properties, II, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Gabriel M. Swain and wife, Takiyah L. Swain, 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:

Exhibit "A"

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

Being Lot No. 1 on the Final Plat, Syrus Estates of record in Instrument #20050727-0087621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to DY Properties II, LLC from Thurman Bryant and wife, Patricia A. Bryant by Warranty Deed dated December 20, 2004 and recorded December 29, 2004 in Instrument #20041229-0153530, Register's Office for Davidson County, Tennessee. Said Deed also acquired in Instrument #20041229-0153530 on December 20, 2004.

This is ( ) unimproved
(X) improved property known as 519 Yokley Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 23rd day of January, 2006:

DY Properties, II, LLC
By: Deron Jenkins, President

Davidson County DEEDWARR
Recvd: 01/24/06 10:57 1 pgs
Fees:13.00 Taxes:486.55
20060124-0009025

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Deron Jenkins, 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 President (or other officer authorized to execute the instrument) of DY Properties, II, LLC the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 23rd day of January, 2006.

NOTARY SIGNATURE

Notary Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY