RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44433 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 01/27/06 12:06 2 pgs
Fees:13.00 Taxes:79.55
20060127-0010637

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D Y PROPERTIES II LLC	SAME AS NEW OWNER	81-2-38 AND 81-2-39
P. O. Box 1283		8DA 12105 and
Antioch, TN 37011		8DA 12100

FOR AND IN 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, I/WE,

B. B. DOUBLEDAY, JR.

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

D Y PROPERTIES II 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 Lots 114 and 115, Buena Vista Heights Addition, as of record in Book 161, page 19, said Register's Office, to which plan reference is herein made for a more complete description.

Being the same property conveyed to B. B. Doubleday, Jr. (as to Tract l - Lot 114, Buena Vista Heights) by deed from Clerk and Master of Chancery Court of record in Book 4801, page 881 and by deed from Lelon Forrest and wife, Cora Forrest (as to Tract 2) of record in Book 5097, page 606, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as Lots 114 and 115 - 23rd Avenue, North, Nashville, TN 37203

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 my/our hand(s) this 26th day of January, 2006

B.B. Doubleday, Jr.

B.B. DOUBLEDAY, JR.

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 B. B. DOUBLEDAY, JR., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2006

Notary Public

My Commission Expires: 3/25/06

