WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ME Properties	SAME	Map 117-02-O
(NAME) 9028 Mayfield Court	Davidson County DEEDWARR Recvd: 02/06/06 10:53 2 pgs Fees:13.00 Taxes:1354.20	Parcel 163
(ADDRESS) Brentwood, TN 37027	20060206-0014395	
(CITY) (STATE) (ZIP)	(ZIP)	

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, **MARION B. DYKES, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ME PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** 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. 6 and the easterly part of Lot No. 15 of Block 2 on the Map of Hampton's Subdivision of the Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, further described as follows:

Beginning at a point in the westerly margin of 23rd Avenue South, being the southeast corner of Lot No. 7 on said plan; thence south 160 feet, more or less, along said margin of said Avenue to the northeast corner of Lot No. 5; thence northwesterly 105.8 feet, more or less, along the line between Lots No. 5 and 6 to the northeast corner of Lot No. 4; thence continuing northwesterly 105.8 feet, more or less, along the line between Lots No. 4 and 6 to the northeasterly margin of Lot No. 3; thence continuing northwesterly 105.8 feet, more or less, along the northerly margin of Lot No. 3 to the northwest corner of Lot No. 3; thence continuing northwesterly 6 feet, more or less, along the northerly margin of Lot No. 2 to a point; thence north 75 feet, more or less, to a point in the northerly margin of Lot No. 15; thence eastwardly 57 feet, more or less, to the northwest corner of Lot No. 6; thence easterly 245 feet, more or less, along the northerly margin of Lot No. 6 to the point of beginning.

Being the same property conveyed to Jack R. Dykes and wife, Marian B. Dykes, by deed from Richard C. Bozian and wife, Marguerite M. Bozian, of record in Book 3708, page 413, said Register's Office. Jack R. Dykes has since died vesting title solely in Marian B. Dykes.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee (b) all matters appearing on the plan of record in Book 974, page 24, said Register's Office; and (c) easements of record in Book 3508, page 398, Book 3767, page 606 and Book 4154, page 187, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2909 23rd Avenue South, Nashville, TN 37215

(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 my hand this 3rd day of February, 2006.

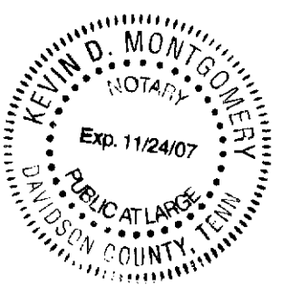
Marion B. Dykes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2006.

Commission expires:



Notary Public