Davidson County DEEDWARR
Recvd: 02/16/06 08:45 2 pg
Fees:13.00 Taxes:2687.61

20060216-0018676

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

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $726,380.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2006

NOTARY PUBLIC

My Commission expires: 7/29/06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ASHBY Q. BURKS and HOLLY P. BURKS	SAME	Map:104-5-293 Parcel:
(NAME) 3618 Central Avenue	(NAME) 3618 Central Avenue	Map: Parcel:
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 06020047

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THE HOOD COMPANY, LLC , a Tennessee limited liability company

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

ASHBY Q. BURKS and HOLLY P. BURKS , as tenants in common

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 the east 25.0 feet of Lot No. 246 and the west 40.00 feet of Lot No. 247 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to THE HOOD COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KEITH HOOD AND WIFE, LAURA HOOD, of record as Instrument No. 20051102-0132739, dated November 1, 2005, said Register's Office.

This is improved property known as 3618 CENTRAL AVENUE, Nashville, Tennessee 37205

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 15th day of February, 2006

THE HOOD COMPANY, LLC

BY: Keith Hood
TITLE: Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Keith Hood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of within named bargainor, a limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal at the office this 15th day of February, 2006.

NOTARY PUBLIC

My Commission expires: 11-25-06

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