WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 10:25 2 pgs
Fees:13.00 Taxes:1757.50

20060302-0024153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Healy Holdings	**SAME AS OWNER**	**MAP 104 - 8**
(NAME) **1908 Church Street**	(NAME)	**PARCEL 305**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (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, **Oakley S. Ray** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Healy Holdings, 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 part of Lot No. 54 on the Map of O. B. Hayes Plan of Large Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the easterly margin of 17th Avenue South, 56 feet north of the corner of Lots Nos. 54 and 59; thence easterly parallel to the line between said lots 152.6 feet, more or less, to the west margin of an alley; thence with the margin of said alley, northerly 46 feet; thence westerly 152.6 feet, more or less, to the east margin of 17th Avenue South; thence with the margin of the same southerly 50.7 feet to the point of beginning.

Being the same property conveyed to Oakley S. Ray by Warranty Deed from Auvergne D'Antignac, an unmarried person, dated June 7, 2004, of record Instrument No. ¥ in the Register's Office for Davidson County, Tennessee. ¥ 20060302-0024152

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 87, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20051109-0136067, said Register's Office; and (d) Easement of record in Book 10857, page 433, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1608 17th Avenue, South Nashville, TN 37212

(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 28th day of February, 2006.

Oakley S. Ray

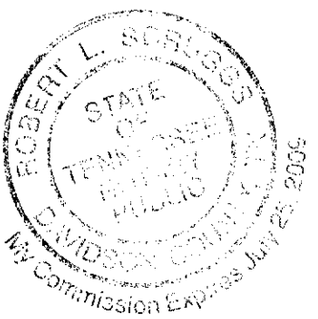
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Oakley S. Ray the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2006.

Commission expires:



Robert L. Scruggs Notary Public