WARRANTY DEED

File Number: 60019

SHELIA BRIZENDINE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Veronica Wren
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
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DY Properties II, LLC	DY Properties II, LLC	81-11-508.00
(NAME) P. O. Box 1283	(NAME) P. O. Box 1283 ~~1624/1626 14th Avenue North~~	81-11-509.00
(ADDRESS) Antioch, Tennessee 37011	(ADDRESS) Antioch, TN 37011 ~~Nashville, TN~~	
(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, Charles Huddleston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DY 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:

TRACT I:
Land in Davidson County, Tennessee, being the northerly 33 ½ feet on Lot No. 201 in D. T. McGavock and Other's Addition to Nashville, known as the Addition to the Town of McGavock as of record in book 21, Page 41, Register's Office for said County.

Said part of the said Lot No. 201 fronts 33 1/3 feet on the easterly side of 14th avenue North and runs back between parallel lines, 170 feet to an alley.

TRACT II:
Land in Davidson County, Tennessee, being the Middle Part and Middle 33 ½ of Lot 201 in D. T. McGavock's and Others Addition to Nashville, known as The Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for said County.

Said middle part of said part of said Lot No. 201 fronts 33 1/3 feet on the East side of 14th Avenue North, formerly Alberta street of Avenue and extends back eastwardly between parallel lines, 170 feet to an alley.

Being the same property conveyed to Charles Huddleston by deed from Henrie B. Dixon, a widow,, dated February 1, 2006, of record in Instrument # 20060203-0013841,, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1624/1626 14th Avenue North, Nashville, TN

(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.

Charles Huddleston

Davidson County DEEDWARR
Recvd: 03/10/06 09:01 2 pgs
Fees:13.00 Taxes:74.00

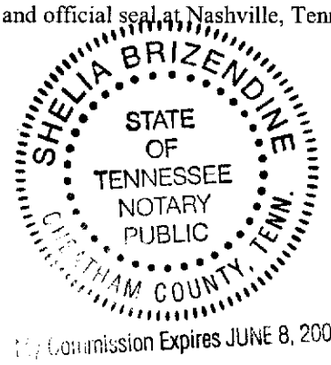
20060310-0027891

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 Charles Huddleston, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who 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:



Notary Public