Davidson County DEEDWARR
Recvd: 03/27/06 12:30 1 pgs
Fees:13.00 Taxes:888.00

20060327-0034576

WARRANTY DEED

AT-20060054

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of March, 2006

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION ROAD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Franklin C. Mason	SAME	081-08-0 431.00
519 Buchanan Street		
Nashville, TN 37208		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Sidney Property Investments, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Franklin C. Mason ~~xxxx~~ hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the West 37.5 feet of Lot No. 185 on the Plan of North Nashville Real Estate Company's property, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 185 fronts 37.5 feet on the south side of Buchanan Street and runs back between parallel lines along the east margin of 6th Avenue North, formerly High Street, 100 feet to an alley.

Being the same property conveyed to Sidney Property Investments, LLC from Bernard Blackburn by Warranty Deed dated December 30, 2004 and recorded January 11, 2005 in Instrument #20050111-0003913, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 519 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 the 20th day of March, 2006:

Valinda M. Burks
Sidney Property Investments, LLC
BY: Valinda M. Burks as Chief Financial Officer

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Valinda M. Burks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Financial Officer (or other officer authorized to execute the instrument) of Sidney Property Investments, LLC the with in named bargainor, a limited liability company, and that such president or officer as such Chief Financial Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Chief Financial Officer.

Witness my hand and seal this the 20th day of March, 2006.

NOTARY SIGNATURE
Notary Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY