Davidson County DEEDWARR
Recvd: 04/20/06 09:54 1 pgs
Fees:13.00 Taxes:740.00

20060420-0045258

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of April, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20060053

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sidney Property Investments	SAME	081-08-0 Parcel 514, 515, 430
P. O. Box 281167		
Nashville, TN 37228		

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, Michael J. Bates, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sidney Property Investments, LLC, 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;

Tract I: 1727 & 1729 6th Avenue North, Nashville, TN 37208, Map 81-8, Parcel 514 & 515

Being Lots No. 196-A and 196-B on the plan of Nashville Real Estate Company's Plan of Lots, of record in Plat Book 6200, page 729, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Tract II: 1731 6th Avenue North, Nashville, TN 37208, Map 81-8, parcel 430 and 1733 6th Avenue North

Being Lot No. 194 on the Plan of North Nashville Real Estate Company Plan, of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael J. Bates from Lyndon R. Bates and wife, Phyllis M. Bates by Warranty Deed dated October 27, 1999 and recorded October 29, 1999 in Book 11722, page 343, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1727, 1729 and 1731 6th Avenue North, Nashville, TN 37207. and 1733

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 18th day of April, 2006

Michael J. Bates

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Michael J. Bates , 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 Williamson, Tennessee, this 18th day of April, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY