Davidson County DEEDWARR
Recvd: 04/27/06 10:41 2 pgs
Fees:13.00 Taxes:37.00

20060427-0048169

WARRANTY DEED

B-AIC-06-2307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES 6-17-07
(AFFIX SEAL)

MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olikim Enterprises, Inc.	Olikim Enterprises, Inc (NAME)	
2307 Booker Street	2819 Garrison Avenue	092-07-0-252.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Evanston, IL 60201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLARENCE ROSS & JOHNNIE ROSS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OLIKIM ENTERPRISES, INC., 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY HALF OF LOT NO. 3 ON THE PLAN OF BROWN AND TRIGGS SUBDIVISION OF LOTS 8, 9 AND 10 OF THE BOYD MCNAIRY PROPERTY, AS OF RECORD IN BOOK 21, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY. SAID EASTERLY PART OF LOT NO. 3 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BOOKER STREET, FORMERLY HARDING STREET, AND RUNS BACK 191 FEET ON THE EAST SIDE AND 191.3 FEET ON THE WEST LINE TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 50 FEET THEREON.

The above-described property has never been the marital or primary residence of the grantors herein.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE ROSS AND WIFE, JOHNNIE ROSS BY WARRANTY DEED FROM MRS. MARGARET E. WOODARD, WIDOW, VERNON L. WOODARD, MARY F. WOODARD WILSON, MAEDELLA E. WOODARD AND SANDRA C. WOODARD, BEING THE WIDOW AND ONLY HEIR-AT-LAW OF JAMES WOODARD, DECEASED , RECORDED ON THE 18TH DAY OF MARCH, 1969 IN DEED BOOK 4318, PAGE 238, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; and b) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2307 Booker Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of April, 2006.

Clarence Ross
Clarence Ross

Johnnie Ross
Johnnie Ross

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence Ross and Johnnie Ross, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of April, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-04

(SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903