WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 13:36 3 pgs
Fees:18.00 Taxes:425.50

20060502-0050464

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF April 2006

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 101, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brinkman Holding, LLC	SAME	MAP 082-08
(NAME)	(NAME)	
1307 Woodland Street		PARCEL 0307.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Anthony M. Woods , Corp., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brinkman Holding, 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 No. 1:
BEING Lot No.s 1 and 2 of Block "D" on the Plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, except for seven feet taken off the west side of Lot No. 1 to widen McFerrin Avenue, described as follows:

BEGINNING at the southeawst corner of Chickamauga Avenue and McFerrin Avenue, as widened; thence with the southerly margin of Chickamauga Avenue, easterly 93 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots, 150 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westerly 93 feet to the easterly margin of McFerrin Avenue, as widened; thence with the easterly margin of said Avenue, northerly 150 feet to the point of beginning.

TRACT 2:
LAND in the 1st Civil District of Davidson County, Tennessee, being Lot No. 1 of Block "D" on the Resubdivision of Eastwood Addition, as of record in Book 6200, page 694, Register's Office for Davidson County, Tennessee and being more particulaarly described as follows:

BEGINNING at a pin set along a right-of-way in the northwest corner of

CONTINUED

unimproved ( )
This is improved (X) property, known as 731 McFerrin Avenue, Nashville, TN 37206
(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 25th day of April, 2006

Anthony Woods
Anthony M. Woods, Individually

Anthony M. Woods, Corp.

By Anthony Woods
Anthony M. Woods

LEGAL DESCRIPTION CONTINUATION

Chickamauga Avenue and McFerrin Avenue; thence along the southerly line of a 50' right-of-way along Chickamauga Avenue S 82° 18' E, 93.00 feet to a point set in the southerly line of a 50' right-of-way along Chickamauga Avenue; thence southerly along line of lands of Charles B. Cooper and Wm. R. Barron, Jr., S 07° 42' W, 75 feet; thence northwesterly along line of other lands of Leland D. Watts, N 82° 18' W. 93' to a point in the easterly line of a 50' right-of-way along McFerrin avenue; thence northeasterly along the easterly line of a 50' right-of-way along McFerrin Avenue N. 07° 42' E. 75' to a pin set the point and place of beginning, containing 6,975 square feet, more or less.

BEING the same property conveyed to Anthony M. Woods, Corp., a Tennessee Corporation, by Warranty Deed from B.L.C., Investments, Inc., a Tennessee Corporation, dated September 27, 1995, of record in Book 9810, page 322, Register's Office for Davidson County, TN **

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

**(The Anthony M. Woods Corp. was composed of Anthony M. Woods, as President. He was the only officer and shareholder of the corporation. The corporation was dissolved on or about November 15, 1996, and Anthony M. Woods received all of the assets of the corporation when the corporation dissolved.

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 Anthony M. Woods

the bargainor _____, 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 Goodlettsville, Tennessee, this 25th day of April, 2006.

Commission expires 9/21/09

Notary Public

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anthony M. Woods and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Anthony M. Woods, Corp., a Tennessee Corporation the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Anthony M. Woods as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 25th day of April, 2006.

My commission expires 9/21/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public