WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Thelma Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2006

Deanie L. Gregory
Notary Public:

COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/07/06 12:06 2 pgs
Fees:13.00 Taxes:281.20
20060607-0067574

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James Damian Huggins	NEW OWNER	Map 072
2313 Milton Drive		Group 07-0
Nashville, TN 37216		Parcel 241.00

FOR AND IN 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

L-W Investment Properties, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James Damian Huggins

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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Re-Subdivision of Lots Nos. 32, 33, and 34 of Waters Place, as of record in Book 4470, Page 179, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 70 feet on Oakhurst Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to L-W Investment Properties, Inc. by Quitclaim Deed from Leland D. Watts, married, of record in Instrument 20060607-0067573, said Register's Office. See also Quitclaim Deeds of record in Instrument 20060322-0032937, and Instrument 20060322-0032935, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1308-1310 Oakhurst Dr., Nashville, TN 37216

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 1st day of June, 2006.

L-W Investment Properties, Inc.

BY: _____
Leland D. Watts, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leland D. Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of L-W Investment Properties, Inc., the within named bargainer, and corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Leland D. Watts as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 1st day of June, 2006.

My Commission Expires: 1/24/09

Notary Public

