WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires JULY 19, 2009 (AFFIX SEAL)

CHARLES SIMPLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-NR-06-115

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
Nashville Restoration Project	New Owner (NAME)	
115 Fain St.		93-160-328
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 MIKE SANCHEZ, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NASHVILLE RESTORATION PROJECT, 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:

BEING THE NORTHERLY 107½ FT. OF LOT NO. 7 ON THE MAP OF THE BRANSFORD REALTY CO.'S RE-SUBDIVISION OF THE WEAKLEY AND WARREN RE-SUBDIVISION OF BLOCK "D", HERMITAGE ADDITION, AS OF RECORD IN BOOK 421, PAGE 58, RODC, TN, SAID PART OF SAID LOT FRONTS 33 FT. ON THE SOUTH SIDE OF FAIN STREET AND EXTENDS BACK SOUTHERLY BETWEEN PARALLEL LINES 107½ FT. TO A LINE.

BEING THE SAME PROPERTY CONVEYED TO MIKE SANCHEZ BY WARRANTY DEED FROM KATIE HODGES, A WIDOW, RECORDED ON THE 8TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040308-0025870, 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; b) instruments of record in Book 421, Page 58; Inst. No. 20060222-0020388, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 115 Fain Street, Nashville, Tennessee 37210
(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 9th day of June, 2006.

Mike Sanchez

Davidson County DEEDWARR
Recvd: 06/14/06 11:28 2 pgs
Fees:13.00 Taxes:44.40

20060614-0070806

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

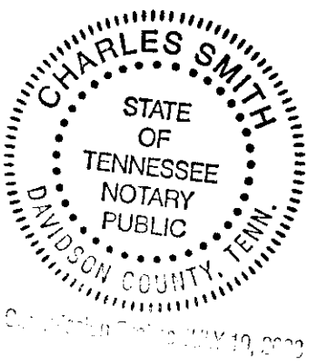
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike Sanchez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 9th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



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