McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

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ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $730,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2006.

Notary Public

My commission expires:_____

Davidson County DEEDWARR
Recvd: 07/05/06 10:04 2 pgs
Fees:13.00 Taxes:2701.00

20060705-0079882

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph S. Doctora, M.D.	**Regions Bank**	**Map 93-6, Parcel 31.08**
P.O. Box 50562	**10 W. Broad**	
Nashville, TN 370205	**Cookville, TN 38501**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Honky Tonk Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph S. Doctora, M.D.

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. 3 in the Subdivision of Lot 41, of the Davidson Academy Plan (sometimes referred to as college lots), not of record and described as follows: BEGINNING at a point on the south side of Broad Street, and running thence westwardly, with Broad Street, 23 feet 1 inch to the lot sold to Joseph W. Horton; Thence at right angles, southwardly 100 feet; thence eastwardly 23 feet 1 inch to the western line of Lot No. 2 in said Subdivision; Thence northwardly, along the western line of said Lot No. 2, 100 feet to the beginning.

Being the same property conveyed to Honky Tonk Properties, LLC, by Quitclaim Deed, from Jesse Lee Jones and Libbi D. McCullough, as tenants in common, of record in Instrument No. 20050818-0098771, Dated August 17, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Articles of Organization of record in Instrument No. 20050602-0062809, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 421 Broadway, Nashville, TN 37203.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 26th day of June, 2006.

Honky Tonk Properties, LLC

By: Libbi McCullough, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Libbi McCullough with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of Honky Tonk Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Libbi McCullough as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand, at office, this 26th day of June, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06330-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027