Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 13:33 3 pgs
Fees:18.00 Taxes:170.20
20060720-0087749

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ABC Home Solutions, Inc. (NAME)	same (NAME)	MAP 71-15
P.O. Box 331443 (ADDRESS)	(ADDRESS)	PARCEL 361
Nashville, TN 37203 (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, Leon Buggs and wife, Carolyn Buggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ABC Home Solutions, Inc.

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 the northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book, 332, page 40, Register's Office for Davidson County, Tennessee. Said part of Lot No. 136 fronts 46.5 feet on the easterly side of Stockell Street and runs back between parallel lines with the southerly margin of Douglas Avenue, 170 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFORM is that portion of the property conveyed to Metropolitan Government by deed from Larry Gooch, Jr. and wife, Christine L. Gooch, of record in Book 8206, page 65, said Register's Office, described as follows;

Land in Davidson County, Tennessee, being part of the northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, page 40, Register's Office for said County.

Right-of-Way: Beginning at a point on the north boundary of Parcel 361 of Map 71-15 and at approximate Station 11-76.22 of Project 86-R-5, Douglas Avenue; thence with a curve having a central angle of 90 deg. 10' 21" and a radius of 20.00 feet, 31.48 feet to the right-of-way of Stockell Street; thence with said right-of-way North 5 deg. 44' 30" East 20.06 feet to a point on the

CONTINUED

unimproved ( )
This is improved (X) property, known as 1225 Stockell Street, Nashville, TN 37207
(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 our hand s this 28th day of June 2006

Leon Buggs

Carolyn Buggs By Leon Buggs atty in fact

Carolyn Buggs By Leon Buggs by Power of Attorney of record in Instrument No. 20060720-0087748 Register's Office for Davidson County, TN

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 Leon Buggs

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 Nashville, Tennessee this 28th day of June, 2006.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 28, 2006 before me personally appeared Leon Buggs to me known to be the person who executed the foregoing instrument in behalf of Carolyn Buggs and acknowledged that he executed same as the free act and deed of said Carolyn Buggs for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2006.

My Commission Expires

11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Laura A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

right-of-way of Douglas Avenue; thence with said right-of-way South 84 deg. 05' 08" East, 20.06 feet to the point of beginning, containing 86.45 square feet.

Being the same property conveyed to Leon Buggs and wife, Carolyn Buggs by deed from Freddie McLean and wife, Kanice McLean of record in Instrument No. 20020628-0078552 and re-recorded in Instrument No. 20031201-0172246, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 40, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.