Davidson County DEEDWARR
Recvd: 09/25/06 10:29 1 pgs
Fees:13.00 Taxes:758.50

20060925-0118293

# WARRANTY DEED

AT-20060238

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of September, 2006

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION ROAD, A-1
FRANKLIN, TN 37067

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Steven O. Williams | Freedom Mortgage Corporation | 081-04-0 162.00 |
| 3336 Calais Circle | 400 Interstate N Parkway, Suite 580 | |
| Antioch, TN 37013 | Atlanta, GA 30339 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Sidney Property Investments, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Steven O. Williams and , 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:

Exhibit "A"

**A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;**

**Being Lot No. 61 on the Plan of D. T. McGavock's Addition to Nashville, as of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 61 fronts 50 feet on the easterly side of Fourth Avenue North and extends back between parallel lines with the southerly margin of Coffee Street 161 feet to an alley.**

**Being the same property conveyed to Sidney Property Investments, LLC from Sam J. McAllester, III, substitute Trustee by Trustees Deed dated March 30, 2004 and recorded March 30, 2004 in Instrument #20040330-0035776, Register's Office for Davidson County, Tennessee.**

( ) unimproved
This is (X) improved property known as 1834 4th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 21st day of September, 2006:

Sidney Property Investments, LLC
BY: Dainon Sidney, President

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared Dainon Sidney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President ( or other officer authorized to execute the instrument) of Sidney Property Investments, LLC the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 21st day of September, 2006.

NOTARY SIGNATURE

Notary Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY