(3)

WARRANTY DEED

22008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF October, 2006.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS & HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires JAN. 30, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Academy For Kidz, LLC	New Owner	Map and Parcel 71-15-470
2952 River Court		
Nashville, Tennessee 37218		

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, ANTHONY R. PHILLIPS, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto ACADEMY FOR KIDZ, LLC, a Tennessee limited liability company, 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Sharpe and Horn's First Addition, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ricci A. Hall by warranty deed from W. J. Fillmore of record in Book 10551, page 816, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Anthony R. Phillips by quitclaim deed from Ricci A. Hall, an unmarried person, of record in Instrument No. 20061018012900 3, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Map of Sharpe and Horn's First Addition of record in Plat Book 57, page 152, Register's Office for Williamson County, Tennessee.

This is (X) improved property known as 1224 Lischey Avenue, Nashville, Tennessee 37207.

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 the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he further covenants and binds himself, his 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 17th day of October, 2006:

Anthony R. Phillips

Davidson County DEEDWARR
Recvd: 10/18/06 08:12 2 pg
Fees:13.00 Taxes:499.13

20061018-0129004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named ANTHONY R. PHILLIPS, the bargainor(s), 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 Franklin, Tennessee, this 17th day of October, 2006.

Notary Public

My Commission Expires: _____

