Davidson County DEEDWARR
Recvd: 10/31/06 15:38 2 pgs
Fees:13.00 Taxes:1454.10

20061031-0135272

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44912 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MYRA VENTURES, LLC	SAME AS NEW OWNER	93-14-216
95 Benson Road		
Nashville, TN, 37214		

FOR AND IN 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, I/WE,

Winona M. Tipton Living Trust D. Lynn DeVault, Trustee

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

Myra Ventures, LLC

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:

BEING Lot 63 and the northerly 10 feet of Lot 64, on the plan of O. Ewing's Addition to Nashville, of record in Book 21, page 120, in the Register's Office for Davidson County, Tennessee.

Said Lot 63 and the northerly part of Lot 64 front together 60 feet on the westerly side of Seventh Avenue South, formerly Stevenson Avenue, and runs back between parallel lines, with the southerly margin of an ally, 160 feet to an alley in the rear.

Being the same property conveyed to D. Lynn DeVault, Trustee of the Revocable Living Trust of Winona M. Tipton, by deed from Harold D. Tipton and wife, Winona M. Tipton, of record in Book 11394, page 500, Register's Office for Davidson County, Tennessee and being the same property conveyed to Harold D. Tipton and wife, Winona M. Tipton by deed from Ken McLaughlin, of record in Book 9530, page 806, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 623 Seventh Avenue South, 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, 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 my/our hand(s) this day of September, 2006

Winona M. Tipton Living Trust D. Lynn DeVault, Trustee

BY: _____, TRUSTEE
D. Lynn DeVault, Trustee

STATE OF TENNESSEE)

COUNTY OF Bradley)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named D. Lynn DeVault, Trustee of the Winona M. Tipton Living Trust, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained by signing the name of the Trust by D. Lynn DeVault as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of September, 2006.

_____
NOTARY PUBLIC

K. A. BARTCHER
COMMISSION EXP.
Notary Public At Large
08-20-2007
RUTHERFORD COUNTY, TN

My Commission Expires: 8/20/07