WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF :WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ ~~[illegible]~~ 345,000.00

Lynne Stephens
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006

Ernest B. Williams IV / Notary Public

MY COMMISSION EXPIRES: May 24, 2008

(AFFIX SEAL)

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Double A Development, LLC 1100 Kermit Drive, Suite 109 Nashville, Tennessee 37217	Same	10513027300

FOR AND 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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT CREECY** AND **RUSSELL BOWLIN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUBLE A DEVELOPMENT, LLC,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT B (EXCEPTIONS)

This is ☑ improved ☐ unimproved property, known as 924 South Douglas Avenue, Nashville, Tennessee.

Williams & Prochaska, P.C.
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Davidson County DEEDWARR
Recvd: 11/01/06 12:20 5 pgs
Fees:28.00 Taxes:906.50
20061101-0135689

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th day of October, 2006.

Robert Creech

Russell Bowlin

Williams & Prochaska, P.C.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, Peggy S. Hill *(name of notary)*, the undersigned Notary Public in and for said County and State, personally appeared **Robert Creecy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

WITNESS my hand and seal, this 30th day of October, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expire: 7-25-09

Personally known: ✓ or Produced Identification: ✓
Type of Identification Produced: ✓ Driver's License _____ Other: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, , Peggy S. Hill *(name of notary)*, the undersigned Notary Public in and for said County and State, personally appeared **Russell Bowlin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

WITNESS my hand and seal, this 30th day of October, 2006.

Peggy S. Hill
Notary Public

My Commission Expire: 7-25-09

Personally known: ✓ or Produced Identification: ✓
Type of Identification Produced: ✓ Driver's License _____ Other: _____

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

RETURN TO:
Williams & Prochaska, P.C. (ebw)
401 Church St., Suite 2600
Nashville, Tennessee 37219

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EXHIBIT A
LEGAL DESCRIPTION

Property Address:	924 South Douglas Avenue, Nashville, Tennessee a/k/a Pt Lot 79 Waverly Place)
Map/Parcel:	10513027300

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 79, on the Plan of Waverly Company's Plan of Lots, as of record in Plat Book 57, page 95, said Register's Office for Davidson County, Tennessee described as follows:

SAID part of said Lot fronts 75 feet on the northerly side of Douglas Avenue and runs back parallel lines 253.5 feet on the westerly line and 251, more or less, on the easterly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Robert Creecy and Russell Bowlin, by deed from Auvergne D'Antignac, of record as Instrument No. 20060907-0110672, dated September 1, 2006, said Register's Office.

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EXHIBIT B
EXCEPTIONS

None

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