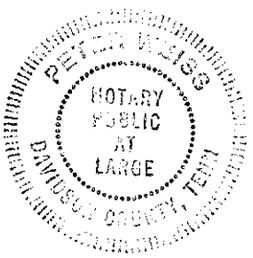
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/06 09:58 2 pgs
Fees:13.00 Taxes:638.25
20061113-0140043



State of Tennessee)
County of Davidson)

06-11-008-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of November, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THOMAS G. CONNOR, JR. AND JULIA A. CONNOR	" NEW OWNER "	92-7
(NAME) 8790 Highway 70	(NAME)	172.00, 170.00, & 173.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JULIUS DOOCHIN FABRICATION PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS G. CONNER, JR. AND WIFE, JULIA A. CONNOR**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

801 19th Avenue North
(TRACT I)
BEING part of Lot No. 1 on the Plan of W.G. Bush's Subdivision of Lot No. 16 Harding Lytle Tract, as of record in Book 57, Page 20, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of 19th Avenue, North, and Batavia Street, running thence northerly, with the West margin of 19th Avenue, North 55 feet to a point; thence at right angles westerly and parallel with the North margin of Batavia Street to the center of a sewer enclosing a former branch; thence with the center of said sewer, southwesterly to the East margin of a 20-foot alley; thence southerly with the East margin of said alley, to the southwest corner of said Lot No. 1 and on the North margin of Batavia Street, 2121/2 feet to the point of
beginning.

(TRACT II)
BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located West of 19th Avenue North, South of Herman Street, being a portion of Parcel No. 170 as shown on Davidson County Property Map 92-7 and being more particularly described as follows:

BEGINNING at a point in the easterly margin of a 20-foot alley, said point being N18°32'23"W, 20.84 feet along said margin from the most southwest corner of Sonia Doochin of record in Deed Book 5897, Page 636, R.O.D.C.; Thence, with said easterly margin N18°32'23"W, 33.12 feet to a point; Thence, leaving said margin N72°01'04"E, 38.09 feet to a point; Thence S72°01'04"W, 50.22 feet to the point of beginning, containing 631 square feet or 0.015 +/- acres.

BEING part of the same property conveyed to JULIUS DOOCHIN FABRICATION PROPERTY, LLC by Deed from JULIUS AND SONIA DOOCHIN of record in Book 10619, Page 220, said Register's Office for Davidson County, Tennessee.

803 & 807 19th Avenue North
(TRACT I)
BEING a tract or lot of land in the 3rd Ward of Nashville, Davidson County, Tennessee: Beginning at a point in the westerly margin of 19th Ave. No. (formerly Durham St.) 129 feet, 3 inches northwest of the northwest corner of Batavia and 19th Ave. No., (formerly Durham St.) running thence South 69 degrees West 89 feet to a point in the center of a branch running though Lot No. 1; thence with the center and meander of said branch, to a point where said branch intersects a 20 ft. alley, easterly margin; thence with said line of said alley

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northwardly 184 feet 6 inches, more or less; thence easterly 177 feet, 8 inches, more or less, to the westerly margin of 19th Avenue N. (formerly Durham St.); thence southerly along the westerly margin of said 19th Ave No. (formerly Durham St.) (beginning 150 feet from the southwest corner of Herman St.) to the beginning. Being part of Lot No. 1 in W.G. Bush's Subdivision of Lot 16 in the Harding Lytle Tract, a plan of which subdivision is of record in Book 57, Page 20, of the Register's Office for Davidson County, Tennessee.

Included in the above but excluded therefrom is that portion conveyed from Metropolitan Development and Housing Agency to Sonia Doochin in Book 10196, Page 638, Register's Office for Davidson County, Tennessee. Also included in the above but excluded therefrom is that portion dedicated for the Right-of-Way of Britt Place and any portion of Lot 1, if any, that is now a portion of Lots 1,2 & 3 on the Plan of Britt Place Subdivision of record in Book 9700, Page 673, said Register's Office.

(TRACT II)
LAND in Davidson County, Tennessee, being part of Lot No. 1 on the Map of W.G. Bush's Subdivision of Lot No. 16, Harding Lytle Tract, as of record in Book 57, Page 20, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 19th Avenue, North, formerly Walnut Durham Street, at a point in the northeast corner of the property conveyed to Katie McEwen, by deed from Jim McEwen, Sr., and wife of record in Book 762, Page 203; thence with the westerly margin of 19th Avenue, North, northerly 58 feet 4 inches, more or less, to the southeast corner of the property conveyed to Stella Rick by deed from R.L. Knox of record in Book 512, Page 240; thence with Rich's line and the center of a sewer enclosing a former branch southwestwardly to the northwest corner of said McEwen's property; thence with McEwen's northerly line eastwardly to the beginning.

BEING the same property conveyed to JULIUS DOOCHIN FABRICATION PROPERTY, LLC by Deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY of record in Book 11298, Page 189, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

BEING unimproved ☐
Improved ☐ property known as: 801, 803, & 807 19th Avenue North, Nashville, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 10th day of November, 2006.

JULIUS DOOCHIN FABRICATION PROPERTY, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
BENJAMIN A. DOOCHIN, CHIEF MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **BENJAMIN A. DOOCHIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHIEF MANAGER of **JULIUS DOOCHIN FABRICATION PROPERTY, LLC,** the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of November, 2006.

My Commission Expires: 03/31/07

_____
Notary Public

NOTARY PUBLIC AT LARGE