WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of November, 2006

Notary Public

My Commission expires: 8/12/10 (Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 12/07/06 11:14 2 pgs
Fees:13.00 Taxes:444.00
20061207-0151475

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Lauderdale	SAME	082-03-0-097.00
1012 North 2nd Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **TDS and Associates, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Lauderdale, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A 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. 1 on the Plan of The Nashville Housing Authority Subdivision, Number Five, as of record in Book 4470, page 143, Register's Office for Davidson County, Tennessee. Beginning at a point in the west margin of North 2nd Street, southeast corner of the subject lot; thence westwardly 145.00 feet to a point in the east margin of alley no. 307; thence with the margin of same, northwardly 67.21 feet to the point of beginning of a curve to the right having a radius of 215.0 feet; thence around said curve northwestwardly 17.81 feet to a point in the southerly margin of Evanston Avenue as relocated, and at the beginning of a slight curve to the left having a radius of 146.65 feet; thence with said curve of Evanston Avenue northeastwardly 68.29 feet to the beginning of a curve to the right having a radius of 104.0 feet; thence continuing with said margin of Evanston Avenue and the curve; thence northeastwardly 66.34 feet to a point at the beginning of a curve to the right having a radius of 20 feet; thence around said curve southeastwardly 35.68 feet to a monument in the west margin of North 2nd Street; thence with the margin of same, southwardly 135.09 feet to the point of beginning.

Being the same property conveyed to TDS and Associates, LLC, by deed from Pledged Property II, LLC, on August 26, 2005, of record in Instrument Number 200509010105236, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 092-03-0-097.00.
- Subject to all matters as shown on the Plan of record in Book 4470, page 143, Register's Office Davidson County, Tennessee.

This is improved property known as: **1012 North 2nd Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 30, 2006.

TDS and Associates, LLC

BY:

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of November, 2006, before me, appeared Kaye J. Scott, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of **TDS and Associates, LLC,** and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Kaye J. Scott, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY