WARRANTY DEED

Davicson County DEEDWARR
Recvd: 01/25/07 08:59 2 pgs
Fees:13.00 Taxes:136.90
20070125-0010046

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $37,000.00.

Affiant

Subscribed and sworn to before me this 19th day of January, 2007.

Notary Public
My Commission expires: 8-22-07
(Affix Seal)

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:
Liff-Newberry	SAME	105-03-0-278.00
1264 2nd Avenue South, Ste. 122		
Nashville, TN 37203		

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, **Welcome Mat, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Liff-Newberry Venture**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of D.F. Wilkin Property, of record in Book 421, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the easterly side of Second Avenue, South, formerly Market Street and runs back between parallel lines 188-1/2 feet to an alley.

Being the same property conveyed to Welcome Mat, LLC, from John Foster, Jr., by deed on December 14, 2006, of record in Instrument Number 20061214-015480, Register's Office for Davidson County, Tennessee.

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The property is subject to the following:

- Taxes and assessments for the year 2007 in the estimated amount of $331.82 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 105-03-0-278.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 148, Register's Office Davidson County, Tennessee.

This is improved property known as: **1264 2nd Avenue South, Nashville, TN 37210**

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 January 19, 2007.

Welcome Mat, LLC

Daphne Davis, attorney-in-fact
By Daphne Davis, as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Daphne Davis with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Welcome Mat, LLC the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing for Welcome Mat, LLC, the bargainor(s), by the said Daphne Davis as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of January, 2007.

_____ My Commission Expires: 8-22-07
NOTARY PUBLIC

