Davidson County DEEDWARR
Recvd: 02/16/07 14:38 1 pg
Fees:13.00 Taxes:425.50

20070216-0019957

WARRANTY DEED

HUGH B SHOULDERS, JR NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 7-8-09 WILSON COUNTY

AT-20070068

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of February, 2007.

(Affix Seal) Notary Public

My Commission Expires: 7/8/09

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
One World Dynamics LLC and Simmons Enterprises LLC	One World Dynamics	083-13-0 108.00
3465 Cobble St.	3465 Cobble St	
Nashville TN 37211	Nashville, TN 37211	

For and in 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 of which is hereby acknowledged, I/we, Lorenzo Wright, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto One World Dynamics LLC and Simmons Enterprises LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the northerly 113 feet of Lot No. 102 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, and further described as follows:

Said part of Lot No. 102 fronts 50 feet on the southerly side of Fatherland Street and extends back between parallel lines 113 feet to a dead line.

Being the same property conveyed to Lorenzo Wright from Jimmy F. Raper and Kenneth S. Raper and Danny W. Raper and Mary Ruth Ashford, Terry Newman and Linda M. Parrish by Warranty Deed dated January 23, 2004 and recorded January 28, 2004 in Instrument #20040128-0010749, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1208 Fatherland Street, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9th day of February, 2007

Lorenzo Wright

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Lorenzo Wright , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 9th day of February, 2007.

Notary Public

My Commission Expires: 10-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY