WARRANTY DEED

AT-20070118

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,750.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of March, 2007

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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#:
Brenda G. Cornwell	SAME	081-16-0 193.00
3209 Barksdale Circle		
LaVergne, TN 37086		

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, Dynasty Ventures, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brenda G. Cornwell and , 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 Lot No. ~~86~~ 87 on the Plan of McGavock, Wetmore and Others First Addition called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, and further described as follows;

Said Lot No. ~~86~~ 87 fronts 50 feet on the southerly side of Monroe Street, formerly Ophelia Avenue, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Dynasty Ventures, LLC from Khira Turner by Warranty Deed dated February 22, 2005 and recorded February 24, 2005 in Instrument #20050224-0020436, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1027 Monroe Street, Nashville, TN 37208.

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.

Davidson County DEEDWARR
Recvd: 03/16/07 13:53 2 pgs
Fees:13.00 Taxes:291.38
20070316-0032501

Witness my/our hand(s) this the 12th day of March, 2007:

Dynasty Ventures, LLC
BY: Lauren Miller, POA for Jiji Mathew, CEO

State of Tennessee
County of DAVIDSON

On this 12th day of March, 2007, before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Lauren Miller, with whom I am personally acquainted and who upon his/her oaths acknowledged herself to be the Attorney in Fact for Jiji Mathew, CEO of Dynasty Ventures, LLC, and as such Attorney in Fact for Jiji Mathew, CEO of Dynasty Ventures, LLC, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that she is the Attorney in Fact under a Power of Attorney and is authorized by Jiji Mathew, CEO of Dynasty Ventures, LLC to execute this instrument on behalf of Jiji Mathew, CEO of Dynasty Ventures, LLC.

Witness my hand and official seal on this 12th day of March, 2007.

April G. Nichols
Notary Public

My Commission Expires:

