STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. ADAM LAFEVOR

My Commission Expires NOV. 22, 2008

WARRANTY DEED

G-GC-07-1034A

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Improvement Solutions,	Home Improvement Solutions, LLC (NAME)	
1034 Granada Avenue (ADDRESS)	1076 Stonebridge Park Dr. (ADDRESS)	83-1-217.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin TN 37069 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GOLDFISH CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HOME IMPROVEMENT SOLUTIONS, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN 6TH FORMERLY THE 27TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF J. G. GRISSIM'S GRAND AVENUE ADDITION IN EAST NASHVILLE, AS OF RECORD IN BOOK 974, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 3 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF GRANADA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO GOLDFISH CORP. BY DEED FROM HARMONY INVESTMENT PROPERTIES, LLC AS OF RECORD IN INSTRUMENT NO. 20070320-0033817 ON MARCH 20, 2007.
BEING THE SAME PROPERTY CONVEYED TO HARMONY INVESTMENT PROPERTIES, LLC BY QUITCLAIM DEED FROM MIQUELANGEL ACEVEDO AND RAYMOND NG, RECORDED ON THE 22ND DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060222-0020625, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 974, page 35; Instrument No. 20070118-0007392; Instrument No. 20040519-0058706; 20050629-0074760, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1034 Granada Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of March, 2007.

Goldfish Corporation
BY: PRESIDENT

Davidson County DEEDWARR
Recvd: 03/20/07 12:26 2 pg
Fees:13.00 Taxes:518.00
20070320-0033818

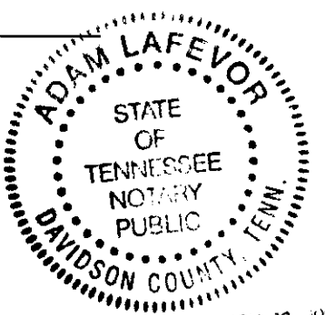
STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of March, 2007, before me personally appeared Forrest White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Goldfish Corporation, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of March, 2007.

Notary Public

My Commission Expires:



My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903