Davidson County DEEDWARR
Recvd: 05/25/07 11:48 2 pgs
Fees:13.00 Taxes:536.50
20070525-0062614

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$145,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Johnston 906 14th Ave South Nashville, TN 37212	ReCasa Financial Group 130 E Chestnut St #200 Columbus, OH 43215	Map 083 01 0 Parcel 283.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Nashville Any Offer, LLC.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kyle Johnston, a single man

Hereinafter called the grantees, their heirs and assigns, 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 Number 4 on the Map of Eastland Baptist Church Subdivision of Blocks B and C of Young Wilholte's Plan of the Douglas Property, of record in Book 421, page 155, Register's Office for said County.

Said Lot Number 4 fronts 50 feet on the northerly side of McKennie Avenue and runs bank on its westerly line 157 feet and 10 inches on its easterly line 163 feet and 8 inches to an aleey, and shows 50 feet on said alley.

Being the same property conveyed to Daryl R. Murray and Glenda J. Murray and Dale H. Miller and Susan R. Miller, dated August 29, 2003, by deed from Union Planters Bank, N.A., of record in Instrument No. 20030916-0135608, Register's Office for said County.

Being further conveyed to Nashville Any Offer, LLC., by Warranty Deed from Daryl R. Murray and Glenda J. Murray, and Dale H. Miller, and Susan R. Miller, dated May 21, 2007, of record in Instrument No 20070525-0062436, Register's Office for said County.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR, INVESTMENT PROPERTY ONLY.

Ed Clay joins in this conveyance for the purpose of conveying any and all interest he may have individually or otherwise.

This conveyance is made subject to the following:
1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1115 McKennie Ave Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 21st day of May, 2007.

Nashville Any Offer, LLC

By: Ed Clay, General Partner

Ed Clay, individual

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Ed Clay, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Manager respectively of Nashville Any Offer, LLC., the within named bargainor, and corporation, and that he as such appointed General Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the Ed Clay, as such General Manager, and attesting the same of the corporation, by the said Ed Clay as such General Manager.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 21st, day of May, 2007

NOTARY PUBLIC

My commission expires: 3.7.2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ed Clay, Individual, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May 2007.

NOTARY PUBLIC

My Commission Expires: 3.7.2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027