Davidson County DEEDWARR
Recvd: 05/31/07 10:18 2 pgs
Fees:13.00 Taxes:523.92
20070531-0064520

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,600.00

Leonard Ray Beecham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
M & L Investments, LLC	New Owner	Map 163
425 Carphilly Ct.		Group
Brentwood, TN 37027		Parcel 263

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

Walter W. Wyckoff, II, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

M & L Investments, LLC

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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Rural Hill Acres, of record in Book 5210, Page 83, Register's Office for said County.

Said Lot No. 2 fronts 225.05 feet on the curving east margin of Rural Hill Road and extends back between lines measuring 527.00 feet on the northerly line, and 657.11 feet on the southerly line, to a line in the rear, measuring 333.55 feet thereon.

Being the same property conveyed to Walter W. Wyckoff, II by Quitclaim Deed from Walter W. Wyckoff, of record in Book 5899, Page 194, said Register's Office. See also deed of record in Book 5358, Page 460, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 83, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 1306 Rural Hill Rd., Antioch, TN 37013

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 this 30th day of May, 2007.

Walter W. Wyckoff II
Walter W. Wyckoff, II

This is to certify that this is a true and correct copy of the original document executed in connection with this transaction.

FILE BOX 45

Metropolitan Escrow Inc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter W. Wyckoff, II, 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 this 30th day of May, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.