THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 06/06/07 11:55 2 pgs
Fees:13.00 Taxes:185.00
20070606-0067770

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
B&V Development 7051 Hwy 70S Nashville TN 37221	B&V Development 7051 Hwy 70S Nashville TN 37221	082-03-0-463.00

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, **Antonio Da' Marquize Reed** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **B&V Development,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on and the northerly 6 feet of Lot No. 13 on the Sharpe and Crutcher's Addition to East Nashville as of record in Book 57, page 82, Register's Office for said County.

Said Lot No. 14 and part of Lot No. 13 front together 50 feet on the east side of Lischey Avenue, and run back eastwardly between parallel lines, and with the southerly margin of Bayard Avenue 165 feet to an alley, on which they front 50 feet.

Being the same property conveyed to Antonio Da' Marquize Reed from Carl H. Reed and wife, Elease Reed by deed dated 8/9/04 of record in Instrument No. 20040811-0097240, said Register's Office.

This is improved property known as: 929 Lischey Avenue, Nashville, TN 37207

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. Whenever 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 our hands this 31st day of May, 2007.

Antonio Da' Marquize Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Antonio Da' Marquize Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 31st day of May, 2007.

NOTARY PUBLIC

My commission expires: 6-24-09

TIFFANY N. KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

AFFIANT

Subscribed and sworn to before me this 31st day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 6-24-09

TIFFANY N. KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY