WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/08 09:37 2 pg:
Fees:13.00 Taxes:480.63

20080102-0000130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of December, 2007

Notary Public

MY COMMISSION EXPIRES: 1-20-2009

(AFFIX SEAL)

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Warner and Richard Wright	Countrywide Mortgage	MAP 135-0100 PARCEL 76
(NAME) 303-B Ladybird Drive	(NAME) PO Box 961206, FTWX-22	
(ADDRESS) Nashville, TN, 37217	(ADDRESS) Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **DY Properties II, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul B. Warner, unmarried and Richard C. Wright, unmarried, as joint tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303B of 303A – 303B Ladybird Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20071205-0140910, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

Said Unit being part of Lot No. 109 on the Plan of Town Park Estates of record in Plat Book 3300, Pages 64 and 65, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to DY Properties, II, LLC by deed from Metropolitan Nashville Airport Authority of record in Instrument Number 20070531-0064467, in the Register's Office for Davidson County, Tennessee, dated May 29, 2007.

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.

This is improved property known as: 303-B Ladybird Drive, Nashville, TN 37217

Witness my/our hand(s) this 28th day of December, 2007.

DY Properties II, LLC, Seller

By: _____
DeRon Jenkins, President

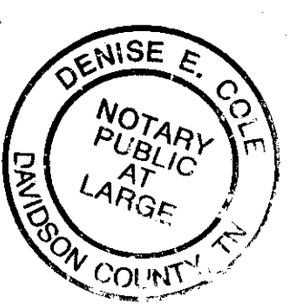
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DeRon Jenkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he is the President of DY Properties II, LLC, and DeRon Jenkins acknowledges that he executed the within instrument for the purposes therein contained as the President of DY Properties II, LLC.

Witness my hand and Official Seal this **28th day of December, 2007.**

_____
Notary Public

My Commission Expires: **My Commission Exp. Jan. 26, 2008**



Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203