THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
Patrick Lowry
2731 Herman Street
Nashville, Tennessee 37206

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
092-06-0-278.00

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Davidson County DEEDWARR
Recvd: 02/11/08 11:21 2 pgs
Fees:13.00 Taxes:268.25

20080211-0013688

WARRANTY DEED

THIS INDENTURE, made and entered into this **28th day of January, 2008**, by and between **Music City Investments LLC**, party of the first part, and **Patrick Lowry**, party of the second part,

WITNESSETH: That for and in consideration of **SEVENTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($72,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Located in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 8 on the Plan of Lapsley's Subdivision of Lot No. 17, Boyd McNairy Plan, of record in Plat Book 57, at Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City Investments LLC from Karen Lacy by deed dated January 28, 2008, of record in Instrument No. 20080211-0013687 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Karen Lacy, unmarried, from AmSouth Bank, by Warranty Deed dated July 28, 2000, of record in Instrument No. 20000801-0075861, Register's Office for Davidson County Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same: that the same is unencumbered.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Music City Investments LLC

By Kyle Johnston

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyle Johnston** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **28th day of January, 2008**.

My commission expires: 9-25-10

Notary Public

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$72,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **28th day of January, 2008**.

PROPERTY ADDRESS:
2731 Herman Street
Nashville, TN 37206

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010