WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/08 13:00 2 pgs
Fees:13.00 Taxes:203.50

20080324-0028998

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 $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2008.

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:
Kudzu Real Estate, Inc.	New Owner	Parcel ID:
2020 Fieldstone Pkwy., Suite 900		07116022000
Franklin, TN 37069		

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

Lillie Ruth Sims, f/k/a Lillie Ruth Ursery, unmarried

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

Kudzu Real Estate, Inc.

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:

BEING Lot Nos. 169 and 170 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 169 and 170 adjoin and front together 60 feet on the easterly side of North Sixth Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Lilly Ruth Ursery by deed from Collie Albert Jackson and wife, Willie J. Jackson, of record in Book 3166, page 33, said Register's Office.

This conveyance is subject to: (1) 2008 county taxes, which have been assumed by the Grantees, and (2) All matters appearing on the plat of record in Book 421, page 12, said Register's Office.

Power of Attorney of record in Instrument 20080324-0028997, 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 ( )

This is Improved (X) property, known as 1207 N 6th Street, 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. 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 our hands this 21st day of March, 2008.

Lillie Ruth Sims by Frances Foster

Lillie Ruth Sims
By: Frances Foster, Attorney in Fact

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 Frances Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Lillie Ruth Sims as her Attorney in Fact, as the free act and deed of the within named Lillie Ruth Sims.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 2008.

My Commission Expires: 3/7/11

Notary Public

