Return to: File Box 9-B
First Title and Escrow Co., Inc.
#27520

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

State Of Tennessee
County Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $606,236.00

Affiant

Subscribed and sworn to before me this 18th day of March, 2008.

Notary Public
My commission expires:

02-0802-45919

Address of New Owner:	Send Tax Bills to:	Tax-Information
Phoenix Restorations, Inc. 1104 16th Avenue South Nashville TN 37212	Phoenix Restorations Inc. P.O. Box 50771 Nashville, TN 37205	104-04-0-178

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Williams Land and Properties, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Phoenix Restorations, Inc.** *, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: **Corporation a Tennessee

Land in Davidson County, Tennessee, being the south 54 feet of Lot No. 3, on the Plan of Map of O. J. Walsh and Robert V. Wrenne's Subdivision of certain lots in the Boyd Ament Tract, of record in Book 182, Page 464, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 3 fronts 54 feet on the east side of 16th Avenue, South, and runs back between parallel lines 151.5 feet to an alley, the south line of the lot running along the north margin of an alley.

Being the same property conveyed to Dan Williams Music, Inc., a Tennessee Corporation by deed from Joe Stanley Byrd, an unmarried man, dated July 27, 2005, recorded July 29, 2005 in Instrument No. 20050729-0088866, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Williams Land & Properties, LLC by Quitclaim deed from Dan Williams Music, Inc., a Tennessee Corporation, dated December 11, 2006, recorded December 12, 2006, of record in Instrument No. 20061212-0153440 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1104 16th Avenue South, Nashville, TN 37212

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/26/08 15:53 2 pgs
Fees:13.00 Taxes:2243.07
20080326-0030474

WITNESS my hand this 18th day of March, 2008.

Williams Land and Properties, LLC

By: _____

its Sole Member

State Of Tennessee
County Of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dan Williams, 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, and who further acknowledged that he is the Sole Member of Williams Land and Properties, LLC, the within named bargainor, and that he is authorized by Williams Land and Properties, LLC, to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 18th day of March, 2008.

_____

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON