THIS INSTRUMENT PREPARED BY AND
~~AFTER RECORDING RETURN TO:~~

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/12/08 09:51 2 pg
Fees:13.00 Taxes:68.45

20080512-0048561

Address New Owner(s)
Music City Investments, LLC
906 14th Avenue South
Nashville, Tennessee 37212

Send Tax Bills To:
Music City Investments, LLC
906 14th Avenue South
Nashville, TN 37212

Map & Parcel Nos.:
081 10 0 358.00

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

WARRANTY DEED

THIS INDENTURE, made and entered into this **9th day of May, 2008**, by and between **Laskeika Edwards, unmarried**, party of the first part, and **Music City Investments, LLC**, party of the second part,

WITNESSETH: That for and in consideration of **EIGHTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($18,500.00)** 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:

Being Lot No. 123, on the Plan of S.A. Champions Subdivision of certain lots in the Harding Plan of lots, as shown on plat of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 123 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Laskeika Edwards from Leland D. Watts, married by deed dated December 30, 1899, of record in Instrument No. 20060913-0113264 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Leland D. Watts, married, from Protential, Inc. by deed dated March 7, 2006, of record in Instrument No. 20060404-0038186 in the records for Davidson County, TN.

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.

Laskeika Edwards

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laskeika Edwards** 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 **9th day of May, 2008**.

My commission expires: 3/29/13

Laura L Miller

Notary Public

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MARCH 29, 2013

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, **$18,500.00**, 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 **9th day of May, 2007**.

Laura L Miller

PROPERTY ADDRESS:
1618 23rd Avenue North
Nashville, TN 37208

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MARCH 29, 2013