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: 05/14/08 08:56 2 pg
Fees:13.00 Taxes:96.20
20080514-0049365

Address New Owner(s)
SignManager, Inc
P.O. Box 171142
Nashville, Tennessee 37217

Send Tax Bills To:
SignManager, Inc
P.O. Box 171142
Nashville, TN 37217

Map & Parcel Nos.:
081 10 0 358.00

WARRANTY DEED

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

WITNESSETH: That for and in consideration of **TWENTY SIX THOUSAND AND 00/100 DOLLARS ($26,000.00)** 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 Music City Investments, LLC from Laskeika Edwards by deed dated May 9, 2008, of record in Instrument No_*_____ in the records for Davidson County, TN. Being the same property PREVIOUSLYconveyed 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.

*20080512-0048561

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, President

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Kyle Johnston** with whom I am personally acquainted and who, upon oath, acknowledged herself to be the President of **Music City Investments, LLC** the within named bargainor, a corporation, and that she as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such President.

WITNESS my hand and Official Seal at office this **9th day of May, 2008**.

My commission expires: 3-20-10

Notary Public

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 20, 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, **$26,000.00**, 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, 2008.**

Property address:
1618 23rd Avenue North
Nashville, TN 37208

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 20, 2010