(2)

Davidson County DEEDWARR
Recvd: 08/19/08 08:22 2 pgs
Fees:13.00 Taxes:592.00
20080819-0084929

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $160,000.00

Subscribed and sworn before me this the 15th day of August, 2008.

(Affix Seal)

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commissic

Affiant

Notary Public

WARRANTY DEED

800325

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
JDR Investments, LLC
1401 Sigler St.
Nashville, TN 37203

Send tax bills to:
NEW OWNER

Map 93-13, Parcel 263

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Willie B. Barton, Preston E. Barton, Odell Barton, Janice A. Barton, Alesie G. Barton, Phillip E. Barton and Edward C. Barton and Valencia Barton

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JDR Investments, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the east part of Lot No. 20 on the Plan of Siglar's Addition to Nashville, as of record in Book 21, Page 118, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete legal description thereof.

Being all of the same property conveyed to Ocie Gooch and wife, Naoda Gooch by deed dated 4/21/71 from George Gianikas and wife, Mary Ellen Gianikaa and Ted C. Mooney, an unmarried person of record in Book 4495, Page 743, Register's Office for Davidson County, Tennessee. The said Ocie Gooch having predeceased Naoda Gooch on June 17, 2003, so that the said Naoda Gooch, acquired title to the hereinabove described property as surviving tenant by the entirety. The said Naoda Gooch having since deceased testate on 9/30/05 a resident of Davidson County, Tennessee and by the terms of intestate succession in the state of Tennessee said property vested in her undersigned seven heirs at law, Willie B. Barton, Preston E. Barton, Odell Barton, Janice A. Barton, Alesie G. Barton, Phillip E. Barton and Edward C. Barton, to share and share alike, attested to by Affidavit of Heirship recorded in said Register's Office. Edward C. Barton is the only vested heir that is married so Valencia Barton joins in this conveyance to convey any martial interest she may have to hereinabove described property.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1401 Sigler St., Nashville, TN, 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 15th day of August, 2008.

Willie B. Barton

Preston E. Barton

Odell Barton

Janice A. Barton

Alesie G. Barton

Phillip E. Barton

Edward C. Barton

Valencia Barton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named, Willie B. Barton, Preston E. Barton, Odell Barton, Janice A. Barton, Alesie G. Barton, Phillip E. Barton and Edward C. Barton and Valencia Barton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2008.

My commission expires:_____

Notary Public

JOHN A. BELL JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE