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: 08/20/08 09:57 2 pgs
Fees:13.00 Taxes:192.40

20080820-0085435

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

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

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

Map & Parcel Nos.:
133 12 0 005.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **7th day of August, 2008**, by and between **Joel R. Earps**, party of the first part, and **Music City Investments**, party of the second part,

WITNESSETH: That for and in consideration of **FIFTY TWO THOUSAND AND 00/100 DOLLARS ($52,000.00)** 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:

Land in the 5th Civil District being Lot No. 2 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County, described as follows: Lot No. 2 fronts 75.00 feet on the northeasterly side of Paragon Mills Road and extends back 234.97 feet on the northwesterly line and 192.62 feet on the southeasterly line to a broken line in the rear measuring 69.27 feet and 16.88 feet thereon.

Being the same property conveyed to Joel R. Earps, a single person, from Nancy Viomer Earps, a single person, by Quit Claim Deed dated January 7, 1994, of record in Book 9230, Page 595 and re-recorded as Instrument No. 20011003-0107425 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Nancy Viomer Earps from Charlie Dixon Earps by Final Decree of Divorce dated February 9, 1984, of record in Book 6246, page 375 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Charlie D. Earps and wife, Nancy H. Earps, from Jack Williams and wife, Frances Williams, by deed dated November 18, 1970, of record in Book 4461, Page 292 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.

Joel R. Earps by Gail Cotter as Atty in fact

Joel R Earps by Gail Cotter as Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gail Cotter** to me known to be the person described in and who being duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Joel R Earps**, 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 **7th day of August, 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, **$52,000.00**, 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 **7th day of August, 2008**.

Laura L Miller

PROPERTY ADDRESS:
406 Paragon Mills
Nashville, TN 37211

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: MARCH 29, 2013