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: 09/09/08 13:28 2 pgs
Fees:13.00 Taxes:518.00

20080909-0092324

Address New Owner(s)
Music City Investments, LLC
906 14th Avenue South
Nashville, Tennessee 37208

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

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
163 01 0 030.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **1st day of August, 2008**, by and between **Cythia A. Riley**, party of the first part, and **Music City Investments, LLC**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($140,000.00)** 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 Antioch, County of Davidson, State of Tennessee:

Being Lot 31 of the Subdivision, Hickory Highland Place, Phase 1, of record in Plat Book 9700, Page 189, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cythia A. Riley, from Cynthia A. Riley and Daniel A. Riley by Quit Claim Deed dated May 31, 2007, of record in Instrument No. 20070601-0065254 in the records for Davidson County, TN. Notary Certificate of Correction of record in Instrument No. 20070806-0093461 and Instrument No. 20070817-0098746. Being the same property PREVIOUSLY conveyed to Cynthia A. Riley, a married person, from Brandon Lee Holden and wife, Sannyu Holden, by deed dated May 31, 2007, of record in Instrument No. 20070601-0065252 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Brandon Lee Holden, a single individual, from Richard Zeitlin Construction Co., a Tennessee Corporation, by deed dated July 14, 1999, of record in Book 11583, Page 696 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.

Cythia A Riley by Stacy Hardy as Attorney-in-fact
Cythia A. Riley

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cythia A. Riley by Stacey Harding as Attorney-in-Fact** 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 **1st day of August, 2008**.

My commission expires: 3/29/13

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

Laura L Miller
Notary Public

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, **$140,000.00**, 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 **1st day of August, 2008**.

Laura L Miller

PROPERTY ADDRESS:
4125 Highlander Court
Antioch, TN 37013

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

MY COMMISSION EXPIRES:
MARCH 29, 2013

This instrument prepared by:
Jason A. Kron
Jason A Kron
1717 Alliant Ave. #5
Louisville, KY 40299