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: 09/11/08 10:14 2 pgs
Fees:13.00 Taxes:839.90
20080911-0092969

Address New Owner(s)
Michelle E Woods
816 Benton Avenue
Nashville, Tennessee 37204

BOX 10-A

Send Tax Bills To:
Franklin American Mortgage Co.
501 Corporate Center, Suite 400
Franklin, TN 37067

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Map & Parcel Nos.:
105 10 0 145.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **10th day of September, 2008**, by and between **Music City Investments, LLC**, party of the first part, and **Michelle E. Woods**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED TWENTY SEVEN THOUSAND AND 00/100 DOLLARS ($227,000.00)** 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:

The following described property is located in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County Tennessee being easterly 50 feet of Lot 108 on the Waverly Land Co's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County, described as follows:

Beginning on the northerly margin of Harewood Avenue at the corner of Lots Nos. 107 and 108; thence with the northerly margin of said Avenue westerly 50 feet; thence northerly 180 feet; more or less, to a point in the southerly margin of an alley, 64 feet westerly from the corner of said Lots 107 and 108; thence with the southerly margin of said alley, easterly 64 feet to the corner of said lots; thence southerly with the line between said two lots 182.1 feet, more or less, to the beginning.

Being the same property conveyed to Laura M. Gabriel-Moore and husband, Amos Moore, by Quitclaim Deed dated December 21, 2001 from Laura M. Gabriel of record in Instrument #20020109-0003323, said Register's Office. Amos Moore has since died, vesting title solely in Laura M. Gabriel-Moore. Laura M. Gabriel-Moore died July 26, 2007. Micheal James Harden (a/k/a Michael James Harden) is the devisee under the Will of Laura Gabriel-Moore probated September 4, 2008 of record in Docket No. 08P1417, Probate Court Clerk's Office for Davidson County, Tennessee. Michael James Harden conveyed his interest in said property to Music City Investments, LLC by Deed of record in Instrument Number 20080911-0092965 **said Register's Office.**

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

Personally appeared before me, the undersigned, a notary public in and for said county and state, personally appeared Kyle Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Music City Investments, LLC, the within named bargainor, that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand and Notarial Seal at office this **10th day of September, 2008.**

My commission expires: 7-24-2010

Lura Brady
Notary Public

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 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 $247,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alison L Russell
Affiant

WITNESS my hand and Notarial Seal at office this **10th day of September, 2008.**

My commission expires: Kathy Snider

Notary Public

PROPERTY ADDRESS:
816 Benton Avenue
Nashville, TN 37204

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010