WARRANTY DEED

G-WH-09-0607

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,300.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willco Homes, LLC	Willco Homes, LLC	
607 Annex Avenue (ADDRESS)	219 Robin Hill Road (NAME)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (ADDRESS) (CITY) (STATE) (ZIP)	90-8-199.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOHN E. DOUGLAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLCO HOMES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 56 ON THE PLAN OF WEST NASHVILLE ANNEX, OF RECORD IN BOOK 332, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 56 FRONTS 50 FEET ON THE WESTERLY MARGIN OF ANNEX AVENUE AND RUNS BETWEEN PARALLEL LINES 157.5 FEET TO THE EASTERLY MARGIN OF A 15-FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM RIKKI J. DOUGLAS TO JOHN E. DOUGLAS AS RECORDED ON THE 27TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070827-0102194 AND CASH DEED FOR TENNESSEE FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO RIKKI J. DOUGLAS AND JOHN E. DOUGLAS AS RECORDED ON THE 6TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030609-0078918, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 607 Annex Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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

Davidson County DEEDWARR
Recvd: 02/05/09 10:23 2 pgs
Fees:13.00 Taxes:115.81

20090205-0009942

Witness my/our hand(s) this 3rd day of February, 2009.

John E. Douglas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Douglas, the within named bargainor, 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 the 3rd day of February, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010