03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $19,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2009.

Notary Public
My commission expires: 2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20090086317 DEEDWARR
Recvd: 12/23/09 10:34 2 pgs
Fees:13.00 Taxes:70.30
20091223-0116714

03-0911-36323

Address of New Owner:	Send Tax Bills to:	Tax Information
F & F Investment Group, LLC 1919 Paul Barker Dr Antioch, TN 37013	New Owner	93-16-0-329

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul Bolden, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **F & F Investment Group, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Branford Realty Company's Resubdivision of part of Weakley & Warren's (erroneously described as Weakley Warren's in prior deed) Resubdivision of Block "D" Hermitage Addition of record in Book 421, Page 58, Davidson County, Tennessee

Said Lot fronts 33 feet on the North side of Fain Street and runs back between parallel lines 190 feet to an alley.

Included in the above description but excluded from the conveyance is the following: Land in Davidson County, Tennessee, being the southerly 77 feet of Lot No. 6 on the Branford Realty Company's Resubdivision of part of Weakley & Warren's Resubdivision of Block "D", Hermitage Addition, of record in Book 421, Page 58, Register's Office for said County.

Said part of said Lot fronts 33 feet on the northerly side of J.C. Napier Street and runs back northerly between parallel lines 77 feet to a 15 foot private alley, to a line in the rear on which it measures 33 feet.

Being the same property conveyed to Paul Bolden by quitclaim deed from Mae Patton, an unmarried woman, dated March 27, 2009, recorded April 1, 2009 of record in Instrument No. 20090401-0029178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 117 Fain Street, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 30th day of November, 2009.

Paul Bolden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Paul Bolden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of November, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN