Davidson County DEEDWARR
Recvd: 11/21/02 15:27 2pgs
Fees:13.00 Taxes:129.50

20021121-0145181

WARRANTY DEED

R-FH-02-0309

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES: 2-29-06

(AFFIX SEAL)

FRANCES RUDY NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP, PARCEL NUMBERS
Suwannee Properties, LLC	New Owner	
309 Kate Street (ADDRESS)	(ADDRESS)	113-9
Nashville, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	313

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CONFIDENTIAL SOLUTION PROVIDERS INC., LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SUWANNEE PROPERTIES, LLC AND INVESTORS DEVELOPMENT, LLC, hereinafter called the Grantees, 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 Lot Nos. 24 and 25 of Block M on the Map of Woodlawn Estates as of record in Book 843, Page 82, and Register's Office for said County.

Said Lot Nos. 24 and 25 adjoin and front together 50 feet on the easterly side of Kate Street and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Alex Mangrum Sr and wife Betty Jean Mangrum by Deed dated 5-18-76 and filed for record on 5-18-76 in Book 5026, Page 355, and Register's Office for Davidson County, Tennessee.

Alex Mangrum Sr deceased as of March 13, 1999

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Confidential Solution Providers Inc., LLC by Deed as of record in Instrument#20021121014518O Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 309 Kate Street, Nashville, Tennessee 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 18th day of November, 2002.

Confidential Solution Provider, Inc.

By: _____
Wayne Beymer, Chief Manager

STATE OF

COUNTY OF

I, _____, a Notary Public of the County and State first above written, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John Gleaves
_____, a Notary Public within and for said County and State aforesaid, personally appeared
Wayne Beymer, with whom I am personally acquainted and who upon
_____oath(s) acknowledged _____ to be the Chief Manager of the Chief Manager, the within named bargainor, and corporation, and that he as such
Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
_____.

Witness my hand and official seal at
_____
on this the 18 day of November, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 7/29/06

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2002, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903