Davidson County DEEDWARR
Recvd: 01/10/03 13:05 2pgs
Fees:13.00 Taxes:222.00

20030110-0004682

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

B-CC-02-0927

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:	MAP-PARCEL NUMBERS
Marc Conlon	CB Investments, Inc.	
927 Fatherland Street	(NAME) 4525 Harding Road, Suite 257	82-16-175
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 INVESTORS DEVELOPMENT, LLC AND SUWANNEE PROPERTIES, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARC CONLON, UNMARRIED, 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 the Southerly 170 feet of Lot No. 99 in the Barrow's Addition to Edgefield, as of record in Minute Book 1, Page 13, Chancery Court of Nashville, said part of Lot No. 99 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Investors Development, LLC and Suwannee Properties, LLC by Warranty Deed from Richard Piliponis and Anthony Cherry dated October 4, 2002 and filed for record October 9, 2002 at Instrument No. 20021009-0123263, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3368, page 23 and to any all other existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 927 Fatherland Street, Nashville, Tennessee 37206
(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 2nd day of January, 2003.

Investors Development, LLC

BY: _____
Charles Caudell
Managing Member

Suwannee Properties, LLC

BY: _____
James C. Woodard, II
Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Caudell and James C. Woodard, II, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she they is/are the Managing Member of Investors Development, LLC and Managing Member of Suwanee Properties, LLC of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker to executed this instrument on behalf of the maker.

Witness my hand and official seal this the 2nd day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 5/30/07

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903