Davidson County DEEDWARR
Recvd: 09/10/03 16:29 2pgs
Fees:13.00 Taxes:74.00

20030910-0132394

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $20,000.00

Frederica Y. Robertson
Affiant

Sworn to and subscribed before me on this the 2nd day of September, 2003.

Mary V. Brooks
NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Frederica Y. Robertson	Same as Owner	071-02-0-042.00
1423 W. Trinity Lane		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **CAMEROON PROPERTIES, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **FREDERICA Y. ROBERTSON**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot 11 on the Map of E. C. Scruggs First Avondale Plan, as of record in Book 161, Page 13, said Registers' Office to which plan reference is hereby made for a more complete and accurate legal description of said lots.

BEING a portion of the property conveyed to CAMEROON PROPERTIES, LLC by Deed dated September 2, 2003, and executed by VENTURE PROPERTIES, a partnership and recorded as Instrument No. 20030910-0132392, said Register's Office.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is unimproved property known as 1202B Avondale Circle, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 2nd day of September, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CAMEROON PROPERTIES, LLC

By: Trey Lewis
Trey Lewis, Member

By:
Enoghayin Ebizugbe, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, undersigned, a Notary Public of the state and county aforementioned, personally appeared Trey Lewis and Enoghayin Ebizugbe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Members of Cameroon Properties, LLC, the within-named bargainor, a limited liability company, and that such persons, as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by such persons as Members.

Witness my hand and seal on this 2nd day of September, 2003.

Mary V. Brooks
Notary Public

My commission Expires: 06/14/05

NOTARY PUBLIC AT LARGE TENN