Davidson County DEEDWARR
Recvd: 10/09/03 10:30 2pgs
Fees:13.00 Taxes:795.13

20031009-0150031

WARRANTY DEED

B-AFG-03-1904

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Carri Burns
Affiant

Subscribed and sworn to before me, this 6th DAY OF October, 2003.

Rachel Wilson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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
Michael Eades	First Horizon Home Loan	
1904 Elliott Avenue	(NAME) 5775 Glenridge Drive Bldg E Ste. 100	My Commission Expires MAR. 31, 2007 105-9-432
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Atlanta, GA 30328	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

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, we INVESTORS DEVELOPMENT, LLC AND SUWANEE PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL EADES, 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 Lot No. 2 on the Plat of E.T. Lewis Subdivision of the south part of Lot No. 47 of the Waverly Land Company's Plan, of record in Book 421, Page 87, Register's Office for said County.

Being a portion of the same property conveyed to Investors Development, LLC and Suwanee Properties, LLC by Deed dated July 17, 2003 and filed for record on July 23, 2003 in Instrument Number 20030723-0103106, Register's Office for 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 1904 Elliott Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (Cty 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.

Witness my/our hand(s) this 6th day of October, 2003.

Investors Development, LLC
BY: _____

Suwanee Properties, LLC
BY: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Shauna Daniels, a Notary Public within and for said County and State aforesaid, personally appeared Charles Caudell, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of the Corporation, 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 Charles Caudell.

Witness my hand and official seal at Nashville, TN on this the 6th day of October, 2003.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Shauna Daniels, a Notary Public within and for said County and State aforesaid, personally appeared James C. Woodard, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing member of the corporation, the within named bargainor, and corporation, and that he as such Managing member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James C. Woodard.

Witness my hand and official seal at Nashville, TN on this the 6th day of October, 2003.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903