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Davidson County DEEDWARR
Recvd: 10/31/03 08:20 2pgs
Fees:13.00 Taxes:270.10

20031031-0159975

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $73,000.00. _____ Affiant Subscribed and sworn to before me, this 29th day of October, 2003. _____ Notary Public My Commission Expires: 1/24/2004

Address New Owner As Follows: SEG Investments, L.P. 508 East Iris Drive Nashville, TN 37204	Send Tax Bills To: Same	Map-Parcel Number: 119-05-0 381.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRI L. OEHLKE, NOW KNOWN AS SHERRI L. CHAFIN,** married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SEG INVESTMENTS, L.P.,** a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of ND Overall's Subdivision of the Northeast Part of Lot No. 1 in the Division of the Patterson Land, of record in Book 421, page 57, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 50 feet on the easterly side of Clemmons Street and runs back between parallel lines which measures150 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Sherry L. Oehike by deed from Darin P. Oehike of record in Book 11579, page 928, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The subject property is not the usual place of residence of the Grantor or her spouse.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Book 421, page 57, Register's Office for said County.

2. Homeowner's Association requirements as stated in Deed of record in Book 7620, page 688, said Register's Office.

This is improved property known as 1010 Clemmons 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 Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of October, 2003.

Sherri L. Chafin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHERRI L. CHAFIN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 2003.

Notary Public

My Commission Expires: 9/24/2005