Davidson County DEEDWARR
Recvd: 02/04/04 11:27 2pgs
Fees:13.00 Taxes:92.50
20040204-0013614

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CB Investments, LLC.
4525 Harding Road, Suite 257
Nashville, Tennessee 37205

ADDRESS NEW OWNER AS FOLLOWS:
CB Investments, LLC.
4525 Harding Road, Suite 257
Nashville, Tennessee 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map No. 92
Group 05
Parcel No. 228

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **James Melvin Ewing**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CB Investments, LLC.**, hereinafter called the Grantee, their heirs, representatives and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No.'s 6 and 7, Block 27 on the Plan of Fisk University Place, of record in Plat Book 421, page's 4 and 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Cora Lee Ewing, by Quit Claim Deed from Lela Hughes, of record in Book 5949, page 132, Register's Office for Davidson County, Tennessee. The Derivation Clause on the Deed of record in such Book 5949, page 132, was in error and should have read "Being the same property conveyed to Lela Hughes by the Will of Russell Ewing, of record in Will Book 123, page 634, Office of the County Clerk for Davidson County, Tennessee". Lela Hughes and Lela Ewing are one in the same person. Cora Lee Ewing died testate on March 1, 2003, a resident of Upson County, Georgia, survived by her son, James Melvin Ewing as evidenced by Affidavit of Heirship of record in Instrument No. 20031219-0181153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to for the year 2004 and subsequent years and all matters of record including restrictions, easements, declarations, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 907 31st Avenue North, Nashville, Tennessee 37209

THIS PROPERTY IS NOT NOW OR HAS EVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

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, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of January, 2004.

James Melvin Ewing

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Melvin Ewing, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal, this 19th day of January, 2004.

NOTARY PUBLIC

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

My Commission Expires: June 18, 2005

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 19th day of January, 2004.

Notary Public

My commission expires: June 18, 2005

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE