PICK-UP

WARRANTY DEED

ANDREW L. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April , 2004

Andrew L. Hirt
Notary Public

MY COMMISSION EXPIRES: Sept 25, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CB Investments, LLC, 4525 Harding Road, Suite 257, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Johnson	SAME	093-16-0-359.00
(NAME)	(NAME)	
150 Gatone Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE, CB Investments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. JOHNSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being the S ½ of Lot No. 8, Block "C" on the Plan of The Hermitage Additon, as of record in Plat Book 57, page 43, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to R. Gregg Poole by deed from Hugh Trigg and wife, Cathy K. Trigg, of record in Instrument No. 20020131-0013881, Reister's Office for Davidson County, Tennessee.

Being the same property conveyed to CB Investments, LLC by deed from First Tennessee Bank National Association, of record in Instrument No. 20040323-0032745, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 83 Donelson Street Nashville, Tennessee 37210
(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 hand this 8 day of April , 2004

CB Investments, LLC

By:
Richard Harris, Chief Manager

Davidson County DEEDWARR
Recvd: 04/15/04 10:11 2pgs
Fees:13.00 Taxes:46.25

20040415-0042387

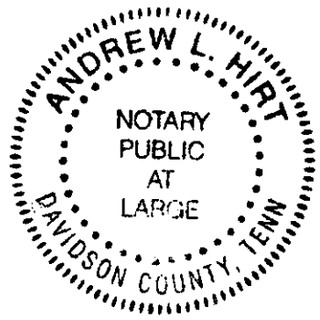
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Richard Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Chief Manager of CB Investments, LLC the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee this 8 day of April, 2004.

Andrew L Hirt

Notary Public



My Commission Expires SEPT. 25, 2004