WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-25-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/30/04 08:53 2pgs
Fees:13.00 Taxes:240.50
20040430-0049042

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE Commission Exp. Jan. 25, 2006 WILLIAMSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Investors Development, LLC and Suwannee Properties, LLC	Investors Development, LLC and Suwannee Properties, LLC	MAP 84-10/ PARCEL 012.00
(NAME)	(NAME)	
4544 Harding Rd., Suite 215	4544 Harding Rd., Suite 215	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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 ACKNOWLEDGED, WE, **Cathy Lynn Payne, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Investors Development, LLC, a Tennessee limited liability company, as to a one-half undivided interest, and Suwannee Properties, LLC, a limited liability company of Wyoming, as to a one-half undivided interest**, 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:

A 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. 65 on the Map of Maplecrest, as of record in Book 1835, page 27 and 28, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, June 6, 1951, as follows:

Said Lot No. 65 fronts 55 feet on the northerly side of Weona Drive and runs back between lines, 363.8 feet on the west line to the Tennessee Central Railroads and 259.7 feet on the east line to a point in the west line of Lot 96, measuring 63 feet on said railroad right-of-way in the rear, and 84.8 feet in the rear of Lot 96.

Being the same property conveyed to Cathy Lynn Payne, an unmarried person, by deed of Katherine L. Hosford Crow and husband, Michael E. Crow, of record in Book 8927, page 339, said Register's Office.

Less and Except that property conveyed to the Nashville and Eastern Railroad Corporation and known as Tract 66 by Warranty Deed of record in Instrument Number 20030113-0005455, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2004 County Taxes constitute a lien against said property, but are not yet due and payable. (2) Matters as shown on the Plan of Mapelcrest a Subdivision of the C. R. Quarles Lands, of record in Plat Book 1835, pages 27 and 28, Register's Office of Davidson County, Tennessee. (3) Agreement of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to the Metropolitan Nashville Davidson County, Tennessee, of record in Instrument 20030509-0062608, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2212 Weona Drive, Nashville, TN 37214

(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 26th day of April, 2004.

Cathy L. Payne

Cathy Lynn Payne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Cathy Lynn Payne, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of April, 2004.

Commission expires: 1-25-06

Notary Public



