Davidson County DEEDWARR
Recvd: 07/06/04 10:02 2pgs
Fees:13.00 Taxes:222.00

20040706-0079758

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Noteable Choices LLC**
Address **1611 Eagle Trace Drive**
City/State/Zip **Mt. Juliet Tennessee 37122**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00. CB Investments LLC** has this day bargained and sold, and does hereby transfer and convey unto **Noteable Choices LLC, as to a 50% interest and George Basch and wife, Bianca Basch, as joint tenants with rights of survivorship, as to a 50% interest, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 108 on the Plan of Dr. V.S. Lindsley's Addition of East Nashville, of record in Plat Book 57, page 25, 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 CB Investments LLC by Deed in Lieu of Foreclosure from Jon Goad, a married man, and Karen B. Goad, of record in Instrument Number 20040414-0042024, Register's Office for Davidson County, Tennessee.

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

Map-Parcel No.'s: Map 82 Group 7 Parcel 51

This is improved property known as: 803 N. 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **25th** day of **June, 2004**.

CB Investments LLC

By: Rich Harris Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Rich Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager of CB Investments LLC, the within named bargainor, a Limited Liability Company, and that such Rich Harris, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

WITNESS MY HAND and official seal at office, this **25th** day of **June, 2004**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$60,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2004.

My commission expires: June 18, 2005

Notary Public - Register

