3605

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 08/20/04 16:01 2pgs
Fees:13.00 Taxes:325.23
20040820-0101223

Tax Map: 84-10/12

The actual consideration or value, whichever is greater, for this transfer is $87,900.00

Affiant

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

My Commission Expires: 3-31-07

Notary Public

KIMBERLY J. CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Alberto Isidoro Ocadiz
(Name)
2212 Weona Drive
(Street Address)
Nashville, TN 37214

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **INVESTORS DEVELOPMENT, LLC, a Tennessee limited liability company and SUWANNEE PROPERTIES, LLC, a limited liability company of Wyoming,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto Alberto Isidoro Ocadiz and Maria Antonieta Ocadiz, husband and wife, hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, 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 Investors Development, LLC, a Tennessee limited liability company and Suwannee Properties, LLC, a limited liability company of Wyoming by Deed of record in Instrument No. 20040430-0049042, said Register's Office.

BEING improved property known as: 2212 Weona Drive
Nashville, TN 37214.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that it is 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 "Grantor" does further covenant and bind its self, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 19th day of August, 2004.

Investors Development, LLC,
a Tennessee limited liability company

By: _____
Charles Coudell, Sole Member

Suwannee Properties, LLC,
a limited liability company of Wyoming

By: _____
James C. Woodard, II, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Charles Coudell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Investors Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, and on behalf of the said limited liability company, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of August, 2004.

_____
Notary Public

KIMBERLY J. CARNEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-31-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, James W. Woodard, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Manager of Suwannee Properties, LLC, a limited liability company of Wyoming, the within named bargainor, and that he in such capacity, and on behalf of the said limited liability company, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Manager.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of August, 2004.

_____
Notary Public

KIMBERLY J. CARNEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-31-07

Z:\jking\CBT Loans\3605-Ocadiz-deed.doc