WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax (615) 883-7547

Davidson County DEEDWARR
Recvd: 09/21/04 09:50 2pgs
Fees:13.00 Taxes:240.50

20040921-0113394

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$65,000.00.**

Affiant

NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me, this the 14th day of September, 2004.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Decade Properties LLC	**Decade Properties LLC**	**091-07-206.00**
628 Rebel Rd	**628 Rebel Rd**	
Old Hickory, Tn 37138	**Old Hickory, Tn 37138**	

FOR AND IN 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,

Cathy Cheeves and husband, Chris Cheeves

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

Decade Properties LLC

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:

Land in Davidson County, Tennessee, being Lot Nos. 1305, 1307, and 1309, Block 184 on the plan of West Nashville, No. 1, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots fronting 75 feet on the North side of Kentucky Ave. and running back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cathy Cheeves and husband, Chris Cheeves, by Deed from Clarence E Odle and wife, Margaret J Odle, dated 10/23/2003, of record in Instrument No. 200310300159802, Register's Office for Davidson County, TN.

This is improved (___x_) Unimproved (____) property, known as **5402 Kentucky Avenue, Nashville TN 37209**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **14th** day of **September, 2004.**

Cathy Cheeves
Cathy Cheeves

Chris Cheeves
Chris Cheeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Cathy Cheeves and husband, Chris Cheeves,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **September, 2004.**

Notary Public

My Commission Expires: 5/20/06

