RECORD FIRM

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7547

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$115,900.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2004.

Notary Public

My commission expires: 07-06-08
(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
Julie A Canada	**Julie A Canada**	**072-02-107.00**
3618 Baxter Avenue	**3618 Baxter Avenue**	
Nashville TN 37216	**Nashville TN 37216**	

Davidson County DEEDWARR
Recvd: 10/01/04 13:01 2pgs
Fees:13.00 Taxes:428.83
20041001-0118553

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,

LTF Investments LLC.,

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

Julie A Canada, an unmarried woman

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 No. 45 on the Plan of E B Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, Register's Office for said County, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to LTF Investments LLC, by Deed from Robert M Wilson, Jr., as Successor-Trustee, dated 07/23/2003, of record in Instrument No. 200308070112739, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **3618 Baxter Avenue, Nashville TN 37216**

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 **29th** day of **September, 2004.**

LTF Investments LLC.
By: Louis M. Nelson , member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me, a Notary Public of said County and State, **Louis M. Nelson** , 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 **29th** day of **September, 2004.**

Notary Public Marilyn Jo Bowser

My Commission Expires: 04/01/06

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Louis M. Nelson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the member of LTF Investments, LLC, a **corporation, and that he/she, as such officer, being authorized so to do, executed the foregoing instrument for the purpose(s) therein contained by signing the name of the **corporation by him/herself as such officer. (member)

Witness my hand and seal at office in Knox County, Tennessee this 29th day of September, 2004.

** Limited Liability Company

my commission expires 04/01/06

Notary Public Marilyn Jo Bowser

MARILYN JO BOWSER NOTARY PUBLIC AT LARGE KNOX CO., TN