Davidson County DEEDWARR
Recvd: 10/20/04 14:10 2pgs
Fees:13.00 Taxes:296.00

20041020-0126376

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Affiant Subscribed and sworn to before me, this 12th DAY OF October, 2004. Notary Public MY COMMISSION EXPIRES: 7/29/06 (AFFIX SEAL)
G-AML-04-2517	
	THIS INSTRUMENT WAS PREPARED BY RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiwanis M. McClain	Fremont Investment and Loan	
2517 A Herman Street	(NAME) 4343 Anchor Plaza Parkway, Suite 150	92-6-258
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEARTLAND PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIWANIS M. MCCLAIN, UNMARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 21, FAULCONER AND ASHCRAFTS SUBDIVISION OF LOTS 18 AND 19, BOYD MCNAIRY TRACT, as shown on plat of record in Plat Book 57, page 121, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Deed from William L. Ewin, an unmarried person, to Heartland Properties, a Tennessee limited liability company recorded on the 12 of July, 2002 in Instrument No. 20020712-0084294, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2517 A Herman Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of October, 2004.

Heartland Properties, LLC
BY: Helen E. Chamberlain
Helen E. Chamberlain, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Helen E. Chamberlain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Chief Manager of Heartland Properties, LLC, the within named bargainor, a corporation, and that She as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Chief Manager.

Witness my hand and official seal at Nashville, TN on this 12th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN C. LEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903