WARRANTY DEED

B-AFG-04-0413

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

Subscribed and sworn to before me, this DAY OF , October 29th 2004

Notary Public

MY COMMISSION EXPIRES: 6/9/

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl K. Huskey	First Horizon Home LOan Corpor	
413 Marlwood Court (ADDRESS)	PO Box 7481 (NAME)	106-4-4
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Springfield, OH 45501 (ADDRESS) (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 INVESTORS DEVELOPMENT LLC AND SUWANNE PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHERYL K. HUSKEY, 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:

Lot 12, PARKLAWN ESTATES, as shown on plat of record in Plat Book 3106, Page 47, 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 Quitclaim Deed from Cherry Tree Properties, Inc., a Tennessee corporation to Investors Development, LLC and Suwannee Properties, LLC as recorded on the 2nd day of January, 2004 in Instrument No. 20040102-0000184 and Substitute Trustee's Deed from Dyke Tatum, Esquire to Cherry Tree Properties (50% interest); Investors Development LLC (25% interest); Suwannee Properties LLC (25% interest), as tenants in common as recorded on the 20th day of October, 2003 in Instrument No. 20031020-0154589, 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 413 Marlwood Court, Nashville, Tennessee 37210
(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 day of , .

Investors Development LLC and Suwanne Properties, LLC

BY: _____

TITLE: CM

BY: _____

TITLE: Mem Sh LLC

Davidson County DEEDWARR
Recvd: 11/02/04 12:58 2pgs
Fees:13.00 Taxes:358.90
20041102-0131617

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____,with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the President of _____ of Investors Development LLC and Suwanne Properties, LLC, a TN _____ limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal on this the _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903