RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43489 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 11/19/04 15:25 2pgs
Fees:13.00 Taxes:49.95
20041119-0139415

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS 9th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/24/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff T. Seat	SAME	71-15-4-39
14838 Old Hickory Boulevard		
Antioch, TN 37013		

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 ACKNOWLEDGED, I/WE,

Choice Investments, LLC

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

Jeff T. Seat

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. 110 on the Plan of Sharpe and Horn's First Addition to East Nashville, as of record in Book 57, page 152, Register's Office for said County.

Said Lot No. 110 fronts 50 feet on the westerly side of Stainback Avenue and runs back between parallel lines 167 feet, more or less, to an alley.

Being part of the same property conveyed to Choice Investments, LLC by Quitclaim Deed from Ken Parrish a/k/a Kenneth Parrish a/k/a Kenneth G. Parrish and wife, Julie K. Schuffman, of record in Instrument Number 20040709-0081859, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1214 Stainback Avenue, Nashville, TN 37207

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, their heirs and assigns forever, and we do covenant with 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 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 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 9th day of November, 2004

Choice Investments, LLC

BY: Jimmy R. Kenaum Chief Manager

JIMMY R. KENAUM, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared JIMMY R. KENAUM with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of the Choice Investments, LLC the within named bargainor, and corporation, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JIMMY R. KENAUM, as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of November, 2004.

Marlene J. Randolph
Notary Public

My Commissin Expires: 29-Jan-05

