WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754

Davidson County DEEDWARR
Recvd: 12/01/04 10:24 2pgs
Fees:13.00 Taxes:74.00

20041201-0142826

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$20,000.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 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
Caldwell Wright	**Horace Sullivan**	091-08-266.00
921 42nd Avenue N	P O BOX 100843	
Nashville TN 37209	Nashville, TN 37224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Choice Investments, LLC

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

Caldwell Wright, married

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:

Being Lot No. 17 in the Subdivision of Lots 3, 4, 5, and 6, County Lands, a plan of which is registered in Book 161, page 80, RODCT,

Said Lot fronts 50 feet on the west side of First Street and extends back westwardly between parallel lines one hundred fifty (150) feet more or less to an alley 15 feet wide.

Being the same property conveyed to Choice Investments, LLC, by Deed from Ken Parrish aka Kenneth Parrish aka Kenneth G Parrish and Julie K Schuffman, dated 07/08/2004, of record in Instrument No. 200407090081859, Register's Office for Davidson County, TN.

Subject to Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 161, page 80, for said county.

Subject to Metro Code requirement of record in Book 10409, page 348, Register's Office for said County.

This is improved (__x__) Unimproved (____) property, known as **921 42nd Avenue N, 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 **19th** day of **November, 2004.**

Jason R Kenoum Chief Manager
Choice Investments, LLC

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of DAVIDSON

Before me, GREGG W CLARKE of the state and county mentioned personally appeared JIMMY R. KENAUN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CHIEF MANAGER of CHOICE INVESTMENTS INC., the within named bargainor, a corporation, and that such CHIEF MANAGER (president or other officer), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF MANAGER (president or other officer).

Witness my hand and seal, at office in DAVIDSON CTY, this 19 day of NOVEMBER, 2004.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: JANUARY 23, 2005

Updated 11/04