Davidson County DEEDWARR
Recvd: 12/06/04 13:06 2pgs
Fees:13.00 Taxes:298.96

20041206-0145056

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,800.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: JAN 27, 2007

(AFFIX SEAL)

B-AFG-04-3243

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
Jermaine Chamberlain	Homecomings Financial Network,	
3243 Panorama Drive (ADDRESS)	2101 Rexford Road Ste 168W (ADDRESS)	80-8-71
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (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 SUWANEE PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERMAINE CHAMBERLAIN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 281 ON THE PLAN OF BORDEAUX GARDENS, SECTION 1, AS OF RECORD IN BOOK 3300, PAGE 91, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.□□SAID LOT NO. 281 FRONTS 55 FEET ON THE WESTERLY SIDE OF PANORAMA DRIVE AND EXTENDS BACK 175.0 FEET ON THE NORTHERLY LINE AND 166.67 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 55.57 FEET THEREON.□□

BEING THE SAME PROPERTY CONVEYED TO INVESTORS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SUWANEE PROPERTIES, LLC, A LIMITED LIABILITY COMPANY OF WYOMING FROM REGINALD BARRETT, UNMARRIED BY DEED RECORDED MAY 3, 2004 IN INSTRUMENT NO. 20040503-0050091, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO REGINALD BARRETT BY AFFIDAVIT OF HEIRSHIP RECORDED APRIL 16, 2004 IN INSTRUMENT NO. 20040416-0043259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO FELIX G. BARTLETT AND WIFE, ANNIE RUTH BARTL ETT BY DEED RECORDED JUNE 6, 1975 IN BOOK 4919, PAGE 779, REGISTER'S OFFICE FOR 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 3243 Panorama Drive, Nashville, Tennessee 37218
(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 29th day of November, 2004.

Investors Development, LLC

By : _____

Title : _____

Suwanee Properties, LLC

By: _____

Title: Managing Member, SPE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Caudell, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Managing Member of Investors Development, LLC and Suwanee 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 29th day of November, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 1-27-07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903