WARRANTY DEED

SUMMIT-PT-04-119

STATE OF Tennessee
COUNTY OF
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Tracey Perry
Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2004.

Sherry V. Street
Notary Public

MY COMMISSION EXPIRES: 11-13-07
(AFFIX SEAL)

SHELBY COUNTY, NOTARY PUBLIC AT LARGE, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
3300 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tranika ~~Xxxxx~~ Maynard	NEW OWNER	
119 Davenport Dr	(NAME)	149-8-A-119.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LTF INVESTMENTS, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~ *Tranika MAYNARD, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 119, Phase I on the plan of Davenport Condominiums, a Horizontal Property Regime as established in a Master Deed and By-Laws, of record in Book 7247, page 311, as amended in Book 8630, page 466, and shown by a plat of record in Book 6900, page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to LTF Investments, LLC, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated March 23, 2004, of record in Instrument No. 20040331-0035933, 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 119 Davenport Dr, Nashville, Tennessee 37217
(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 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 20th day of December, 2004.

LTF Investments, LLC
By: Louis M. Nelson, Member

Davidson County DEEDWARR
Recvd: 12/28/04 16:10 2pgs
Fees:13.00 Taxes:277.50
20041228-0153336

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, Marilyn Jo Bowser, a Notary Public in and for said County and State, the within named LTF Investments, LLC, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of December, 2004.

My Commission Expires:

Notary Public

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, Marilyn Jo Bowser, a Notary Public within and for said County and State aforesaid, personally appeared Louis M. Nelson and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member and _____ respectively of the LTF Investments, LLC the within named bargainor, and corporation, and that he as such Member and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Member as such _____.

Witness my hand and official seal at office at Knoxville, Tennessee on this the 20th day of December, 2004.

My Commission Expires 04/01/06

MARILYN JO BOWSER NOTARY PUBLIC AT LARGE KNOX CO., TN

Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800