RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43576 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 01/06/05 15:25 2 pgs
Fees:13.00 Taxes:96.20
20050106-0002540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of December, 2004.

_____
Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201 MY COMMISSION EXPIRES MAR. 25, 2006

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Brown, Jr.	SAME AS NEW OWNER	81-6-193
205 Mill Station Court		
Nashville, TN 37207		

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

Benjamin Brown, Jr.

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 the east 150 feet of the north 50 feet of Lot 23 on the Map of J Mat Williams' Subdivision of Lot 8 of the Harding Bosley Tract, of record in Book 332, Page 54, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more particular description.

Said part of lot fronts 50 feet on the west side of 26th Avenue, North, and extends back between parallel line 150 feet to a dead line.

Being the same property conveyed to Choice Investments, LLC, by Quitclaim Deed from Tempest Eugenia Utley, of record in Instrument Number 20050106-0002539 **Register's Office for Davidson County, Tennessee .**

Unimproved ( )
This is improved (X) property known as 2101 26th Avenue, North, Nashville, TN 37208

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 14th day of December, 2004

Choice Investments, LLC

BY: X Kenneth R Kenerson Chief Manager
Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared Jimmy R. Kenaum, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of CHOICE INVESTMENTS, LLC, a Tennessee Limited Liability Corporation, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25