Davidson County DEEDWARR
Recvd: 01/14/05 16:07 2 pgs
Fees:13.00 Taxes:99.90

20050114-0005549

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43607 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

JANET S. DAVIS 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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Wade et ux, Kimberly	SAME AS NEW OWNER	81-3-198
4910 Atwood Drive		2W 23580
Nashville, Tennessee 37220		81-3-197
		2W 23585

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

William Wade and wife, Kimberly Carol Wade

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the map showing the subdivision of Lot No. 21 of Owen's Buena Vista Plan of Lots, of record in Plan Book 1, Page 84, R.O.D.C., Tennessee, also recorded in Book 57, Page 26, R.O.D.C.

Said Lot fronts 50 feet on the east side of 14th Avenue, North, formerly Nance Street, and runs back between parallel lines, 140 feet to an alley.

Land in Davidson County, Tennessee, being Lot No. 10 on the map of the Subdivision of Lots Nos. 21 and 30 in Owen's Buena Vista Plan of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee, and Book 1, Page 84, Chancery Court for Davidson County.

Being part of the same property conveyed to Choice Investments, LLC, by 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 2116 and 2118 14th Avenue, N., 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 12th day of January, 2005

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 12th day of January, 2005.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 5-24-2008

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.