RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43656 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/05 08:39 2 pgs
Fees:13.00 Taxes:44.22

20050311-0026959

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of February, 2005

Notary Public

MY COMMISSION EXPIRES

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. 3-25-2006

My Commission Expires Mar

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
Nicole Grisby	SAME AS NEW OWNER	93-8-21
624 Main Street		
Nashville, TN 37206		

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

Nicole Grisby

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:

A certain tract or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of D. B. Cooper's Addition to East Nashville, of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of south 6th Street at the southeast corner of a 100 foot lot conveyed to W. G. Gregory by deed of record in Book 898, page 596, said Register's Office, said point being approximately 450 feet south of Mrs. Phelan's southeast corner; thence along Gregory's south line westerly 150 feet to a point in the easterly margin of an alley; thence with the margin of said alley southerly 50 feet; thence easterly parallel to the first line, 150 feet to the westerly margin of South 6th Street; thence with the margin of the same northerly 50 feet to the point of beginning.

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 822 South Sixth Street, Nashville, TN 37206

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 its hand(s) this 25th day of February, 2005

Choice Investments, LLC

BY: _____
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 he 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 25th day of February, 2005.

My commission expires: 3/25/06

Notary Public

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