WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005

Notary Public

MY COMMISSION EXPIRES: 10/25/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLS Investment Properties, Inc., By Clarence Summey, President	SAME	081-080-099.00
(NAME) 709 South Summerfield Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, We, **Mary Edna Terrell (aka Edna Terrell)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS Investment Properties, Inc., By Clarence Summey, President**, 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:

Being Lot No. 593 on the plan of the Lots of the North Nashville Real Estate Company, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is her made for a more complete and accurate description.

Being the same property conveyed to Paul T. Terrell and wife, Mary Edna Terrell by Warranty deed from Charles Rouse and wife, Debbie Rouse, of record in Book 6700, page 887, Register's Office for Davidson County, Tennessee. Paul T. Terrell having since died and subject property being vested in Mary Edna Terrell as surviving tenant by the entirety.

and

Being Lot No. 377 in the North Nashville plan of jobs, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee. Said Lot No. 377 fronts 50 feet on the easterly side of 9th avenue North and runs back between parallel lines 166.6 feet to an alley.

Being the same property conveyed to Paul T. Terrell and wife, Edna Terrell by Warranty deed from Claudia Trauernicht, of record in Book 3130, page 303, Register's Office for Davidson County, Tennessee. Paul T. Terrell having since died and subject property being vested in Mary Edna Terrell as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 21, page 105; All other easements and restrictions of record in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1834 and 1902 Ninth Avenue North, Nashville, TN 37208

(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.

Davidson County DEEDWARR
Recvd: 04/05/05 11:47 2 pg
Fees:13.00 Taxes:240.50
20050405-0037060

Witness our hands this 30th day of March, 2005.

Mary Edna Terrell

STATE OF NEW JERSEY
COUNTY OF Monmouth

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mary Edna Terrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Neptune, New Jersey, this 30th day of March, 2005.

Notary Public

My Commission Expires:

ROBIN L. SOBOTKA
Notary Public - New Jersey
Monmouth County
My Commission Expires August 9, 2006