RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43798 FILE BOX "7"

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/05 08:30 2 pgs
Fees:13.00 Taxes:59.20

20050504-0049666

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/25/06

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR 25, 2006

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 |
|---|---|---|
| Nashville Housing Properties, LLC | SAME AS NEW OWNER | 81-7-440 |
| 2905 Jordan Court, Suite B-202 | | |
| Alpharetta, GA 30004 | | |

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

**Nashville Housing Properties, LLC**

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 southerly one-half of Lot No. 39 on the Plan of Williams and Valention's Subdivision of Lots 3 and 4 of the Thomas Woodard Property, as of record in Plan Book 2, Page 33, of the Chancery Court of Nashville.**

**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 and being the same property conveyed to Choice Investments, LLC by Quitclaim Deed from Winnifred A. Watts of record in Instrument Number** 20050504-0049665**, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 1901 11th 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 ITS hand this 28th day of April, 2005.

Choice Investments, LLC

BY: X _____

TOM STRICKLAND, Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared Tom Strickland 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 Partner of CHOICE INVESTMENTS, LLC, a Tennessee Limited Liability Corporation, and that he as such Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Corporation by himself as such Partner

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of Aril, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006