Return to: First Title and Escrow Company, Inc.
File Number 24135 Box 9B

Davidson County DEEDWARR
Recvd: 05/09/05 15:17 2 pgs
Fees:13.00 Taxes:348.36

20050509-0052247

~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN02721

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$94,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Knowles **927 South 12th Street** **Nashville, TN 37206**	Countrywide Home Loans 2021 N. Gallatin Road #280 Madison, Tennessee 37115	**094-05-051**

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, WE,

East Egg Ventures, LLC, a Tennessee Limited Liabilty Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela D. Knowles, Unmarried Woman

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. 33 on the Map of Shelby Heights Subdivision, Section 1, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 33 fronts 52.0 feet on the east margin of South 12th Street and extends back 111.5 feet on the north line and 110.0 feet on the south line to a dead line, measuring 52.0 feet thereon.

Being the same property conveyed to East Egg Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Charles F. Huffines, unmarried, dated 11-10-04 and recorded 11-12-04 in Instrument Number 20041112-0136192, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **927 South 12th 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 our hands this 29th day of April, 2005.

East Egg Ventures, LLC, a Tennessee Limited Liabilty Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named East Egg Ventures, LLC, a Tennessee Limited Liabilty Company the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2005.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Judson H. Adams, 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 President of East Egg Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the same of East Egg Ventures, LLC, a Tennessee Limited Liability Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2005.

Commission Expires:_____ Gail C. Victory
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____ _____
Notary Public