20B

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 2005

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paradise Properties, LLC (NAME)	Same As New Owner (NAME)	MAP 083-02
C/O Lee Paradise 300 Broadway (ADDRESS)	(ADDRESS)	PARCEL 335.00
Nashville, TN 37201 (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 F. Clemons and Janice L. Spillman, Trustees U/A Dated December 8, 1980, with full power

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paradise 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 part of Lot No. 19 on the Plan of Brownsville as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of McKennie Avenue, said monument being 533.50 feet more or less west of the intersection of McKennie Avenue and Chapel Avenue; thence with said southerly margin of McKennie Avenue S 89 deg. 00' E 150 feet to a point; thence south 00 deg. 47' West 150 feet to a point; thence N 89 deg. 00' W 150 feet to a point; thence N 00 deg. 47' W 150 feet to the point of beginning, said tract of land being square in shape and containing .517 acre more or less, according to a survey by A & A Engineers, Inc., dated November 25, 1980.

BEING the same property conveyed to Mary F. Clemons and Janice L. Spillman, Trustees, by Warranty Deed from Virginia H. Bates, unmarried, of record in Book 5687,page 153, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/16/05 14:18 2 pgs
Fees:13.00 Taxes:61.05

20050616-0069159

unimproved (X)
This is improved ( ) property, known as McKennie Avenue, Nashville, TN 37206
(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.

Witness our hand s this 14th day of June, 2005

Mary F Clemons, Trustee
Mary F. Clemons, Trustee

Janice L. Spillman, Trustee
Janice L. Spillman , Trustee

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 Mary F. Clemons and Janice L. Spillman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustee's of the U/A Dated December 8, 1980, C-Square Properties, and in their capacity as such Trustee's, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th day of June, 2005.

Doris Coley

Notary Public

My Commission Expires: 10/26/05

