RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)43962

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/05 11:03 2 pgs
Fees:13.00 Taxes:299.70
20050629-0074684

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$81,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 16th DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

MELISSA A. CARLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
VANESSA MARLOW
1004 North 6th Street
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP-PARCEL
82-4-107

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 **CHOICE INVESTMENTS, LLC**

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

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 Lot No. 136 on the Map of Sharpe and Crutcher's Subdivision, as of record in Book 57, Page 82, Davidson County Register's Office.

Said Lot No. 136 fronts 50 feet on the westerly side of North Sixth Street and runs back between parallel lines 165 feet to an alley.

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 1004 North 6th Street, Nashville, Tennessee 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 this 16th day of June, 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 Nashville, Tennessee, this the 16th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

