RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43897

Davidson County DEEDWARR
Recvd: 07/25/05 13:51 2 pgs
Fees:13.00 Taxes:299.70
20050725-0086170

WARRANTY DEED

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

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 21st day of July, 2005

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

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
Veronica Steele	FMF Capital, LLC	81-7-96
2003 12th Avenue North	25800 Northwestern Hwy #875	
Nashville, TN, 37208	Southfield, MI 48075	

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

Veronica Steele

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 all of Lot 2, and the southerly 10 feet of Lot 3 in Ira Crandell's Plan of Lots, in plat of record in Plat Book 17, Page 297, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said property fronts altogether 60 feet on the west side of 12th Avenue, North, formerly Sangster Street, and runs back west between parallel lines 130 feet, more or less, to an alley.

Being part of the same property conveyed to Choice Investments, LLC by Quitclaim Deed from Ken Parrish a/k/a Kenneth Parrish a/k/a Kenneth G. Parrish and wife, Julie K. Schuffman, of record in Instrument No.: 20040709-0081859, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2003 12th 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 my/our hand(s) this 21st day of July, 2005

Choice Investments, LLC

BY: _____
Tommy R. Strickland, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tommy R. Strickland with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Member of the Choice Investments, LLC the within named bargainor, and corporation, and that 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 as such Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of July, 2005.

Notary Public

My commission expires: 3/25/06

