RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44330 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/05 14:52 2 pgs
Fees:13.00 Taxes:31.45

20051213-0149807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE
2nd day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

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
LONNIE D. GREENLEE et al	**SAME AS NEW OWNER**	81-15-262
2627 Carter Avenue		
Nashville, TN 37206		

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

Lonnie D. Greenlee and Derick R. Clendening

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. 216 in McGavock and Wetmore Addition, a plan of which is of record in Book 21, Page 41, R.O.D.C. TN.

Said half of lot fronts 25 feet on the eastern side of Alberta Avenue and extends back between parallel lines 170 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 1522 14th 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 2nd day of December, 2005

Choice Investments, LLC

BY: _____
JIMMY KENAUM, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared JIMMY KENAUM, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of CHOICE INVESTMENTS, LLC, a Limited Liability Company, the within named bargainor, a 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 KENAUM, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2ND day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.