THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23069N

MAP/GROUP/PARCEL: 92-6/597

Davidson County DEEDWARR
Recvd: 01/31/06 14:39 2 pgs
Fees:13.00 Taxes:114.70
20060131-0012106

NEW OWNER'S NAME AND ADDRESS:
JAMES F BUZHARDT
6341 Chickering Cir.
Nashville TN 37215

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SOUTHEAST INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called Grantor, does hereby transfer and convey unto, JAMES F BUZHARDT, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 30, on the Plan of Buchi's Subdivision of Lot No 20, McNairy Subdivision, as shown on plat of record in Plat Book 421, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 722 26TH AVENUE NORTH, NASHVILLE, TN 37208.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20051104-0134206 and Deed of Correction of record in Instrument No. 20060131-0012105, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

SOUTHEAST INVESTMENTS, LLC, a
Tennessee limited liability company

By:_____
JAMES K. EATON, JR.
MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES K. EATON, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a managing member in SOUTHEAST INVESTMENTS, LLC, a Tennessee Limited Liability Company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

DONE at offices in Nashville, Tennessee on this the 25th day of January, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $31,000.00.

_____
AFFIANT

Sworn to and subscribed before me, this the 25th day of January, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006