WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Dexter Samuels (NAME)	~~New Owner~~ BANCORPSOUTH BANK (NAME)	82-4-1.00
1115 N. 5th Street (ADDRESS)	5217 MARYLAND WAY (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (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, Southeast Investments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adrian Dexter Samuels and wife, Ivanetta Samuels

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:

Described property in Davidson County, Tennessee, being Lot No. 79 and northerly 19' of Lot No. 78 on the Map of Oakwood Park of record in Book 421, page 12, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Said Lot No. 79 and part of Lot No. 78 adjoin and front together 50' on the easterly side of North Fifth Street and runs back between parallel lines 165' to a dead line in the rear measuring 50' thereon.

Being the same property conveyed to Southeast Investments, LLC by Quit Claim Deed dated 11/18/05 and recorded on 11/18/05 from Eaton Family Properties of record in Instrument No. 20051118-0139866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is investment property of the Grantor(s).

Davidson County DEEDWARR
Recvd: 02/02/06 08:26 2 pgs
Fees:13.00 Taxes:226.44

20060202-0012822

unimproved ( )
This is improved (X) property, known as 1115 N. 5th Street, Nashville, Tennessee 37207
(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 my hand this 27th day of January, 2006

Southeast Investments, LLC
By:
James K. Eaton, Jr., Managing Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James K. Eaton, Jr. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Member and _____ respectively of the Southeast Investments, LLC the within named bargainor, and corporation, and that he as such Managing Member and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James K. Eaton, Jr. as such Managing Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tn on this the 27th day of January, 2006.

My commission expires 9/22/07

Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires