WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 08:03 2 pgs
Fees:13.00 Taxes:340.40

20060301-0023258

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY 2006

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Perez ~~Jr~~ (NAME)	~~TO BE DETERMINED~~ Bank of America (NAME)	MAP 44-15
1106 Debow St. (ADDRESS)	9000 Southside Blvd (ADDRESS)	PARCEL 288.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Jacksonville FL 32256 (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, CKS Investments, a Tenn. General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan Perez and wife, Pamela S. Perez
BRIAN JR

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:

Property located at: 1106 Debow St, Davidson County, Old Hickory, TN 37138
AND:

Land in Davidson County, Tennessee, being Lot No. 49 of Section "C" on the Plan of E.I Du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 66, Register's Office for said County, and described as follows:

Beginning on the westerly side of DeBow Street at the corner of Lots Nos. 48 and 49; thence with the line between said lots westwardly 65.1 feet to the easterly line of Lot No. 52; thence with the easterly line of Lot No. 52 and the line between Lots Nos. 49 and 53 southwardly 57.7 feet to the northerly side of a strip of land for special utility easements; thence eastwardly 55.4 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the westerly side of DeBow Street; thence with said Street northwardly 47.9 feet to the beginning.

Being the same property conveyed to CKS Investments, a Tenn. General Partnership by deed dated 01-25-91, from Mary Elizabeth Ellison and husband, Lloyd Wayne Ellison, filed for record on 02-04-91, in Book 8286, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 1424, page 66, said Register's Office, including any restrictions ancillarty thereto (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 1106 Debow St., Old Hickory, Tennessee 37138
(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 23rd day of FEBRUARY 2006

CKS INVESTMENTS
CKS Investments

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CKS Investments, a Tenn. General Partnership

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 23rd day of FEBRUARY, 2006.

Commission expires 9-19-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

JAMES L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN

RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1880