Davidson County DEEDWARR
Recvd: 04/03/06 16:09 2 pgs
Fees:13.00 Taxes:148.00

20060403-0037875

WARRANTY DEED

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY
My Commission Expires MAR. 8, 2010

B-SFG-06-01212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me this 27th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Ray	~~Michael W. Ray~~	
1212 Stainback Avenue (ADDRESS)	(NAME) New Owner (ADDRESS)	71-15-438.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CB INVESTMENTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. RAY, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 32 FEET 10 INCHES OF LOT NO. 109 ON THE PLAN OF SHARPE AND HORNS FIRST ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 109 FRONTS 32 FEET 10 INCHES ON THE WESTERLY SIDE OF STAINBACK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 167 1/2 FEET MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CB INVESTMENTS, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM STEPHEN C. SMALL, SUBSTITUTE TRUSTEE, RECORDED MARCH 3, 2006 IN INSTRUMENT NO. 20060303-0024886, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1212 Stainback Avenue, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of March, 2006.

CB Investments, LLC

By: _____

Title: Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Harris, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Manager of CB Investments, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 27th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: _____

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903