Davidson County DEEDWARR
Recvd: 04/11/06 09:35 1 pgs
Fees:13.00 Taxes:233.10

20060411-0041426

WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-2006006

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of April, 2006

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION ROAD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bridgett D. Ross	SAME	082-03-0 120.00
887 Loretta Drive		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CLS Investment Properties, Inc, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Bridgett D. Ross and 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 57 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to CLS Investment Properties, Inc. from Clarence Summey by Quitclaim Deed dated August 9, 2005 and recorded September 7, 2005 in Instrument #20050907-0107201. Said deed also acquired on June 11, 2004 in Instrument #20040614-0070185, said Register's Office.

( ) unimproved
This is (X) improved property known as 1103 North 2nd Street, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 5th day of April, 2006:

CLS Investment Properties, Inc
By: Clarence Summey, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Clarence Summey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of CLS Investment Properties, Inc the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 5th day of April, 2006.

NOTARY SIGNATURE
Notary Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY