WARRANTY DEED

AT-20060133

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of June, 2006

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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#:
Jonathan Sewell and Gregory Thornton	SAME	082-03-0 039.00
5204 Louisiana Ave		
Nashville, Tn 37209		

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 Property, Inc., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jonathan Sewell and Gregory Thornton, 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. 55 on the Plan of Sharpe and Horn's 2nd Subdivision of Lidsley Property, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in said description but excluded from this conveyance is that portion of land conveyed to F.P. Notgrass, a widower, by Quitclaim Deed from Oscar Pointer and wife, Mary Elizabeth Pointer, dated January 24, 1984 and recorded February 8, 1984 in Book 6228, page 271, Register's Office for Davidson County, Tennessee and further described as follows;

The northerly 2 feet of Lot No. 55 on the Plan of Sharpe and Horn's2nd Subdivision of Lidsley Property as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee. Said part of Lot No. 55 fronts 2 feet on the westerly boundary of Joseph Street and runs back between parallel lines 145 feet to a dead line measuring 2 feet thereon.

Being the same property conveyed to CLS Investment Property, Inc. from J & M Solutions, LLC by Warranty Deed dated May 5, 2005 and recorded May 10, 2005 in Instrument #20050510-0052906, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/29/06 12:39 2 pgs
Fees:13.00 Taxes:225.70

20060629-0078111

( ) unimproved
This is (X) improved property known as 1118 Joseph Avenue, 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 28th day of June, 2006:

CLS Investment Property, 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 Property, 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 28th day of June, 2006.

NOTARY SIGNATURE

Notary Expires: 6-26-07

