Davidson County DEEDWARR
Recvd: 10/02/06 10:59 2 pgs
Fees:13.00 Taxes:29.60

20061002-0121375

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Christopher Choate	New Owner	Map 072-11-0
722 Players Court		Parcel 275.00
Nashville, TN		12761 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Diversified Investment LLC sole Trustee of the un-revoked Pete Family Trust, dated October 7, 2005 with full power to sell, transfer and convey without the joinder of any beneficiary** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Christopher Choate, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 80 on the Map of W. J. Myers Subdivision of parts of lots in Maxey's addition to Brownsville as of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 50 feet on the East side of Burns Avenue and runs back between parallel lines to an alley in the rear.

Being the same property conveyed to Diversified Investment LLC as Trustee of the Pete Family Trust by Warranty Deed to Trustee from John M. Doss of record in Instrument Number 20051019-0126065, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.

This is improved property commonly known as 2139 Burns Street, Nashville, Tennessee 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $8,000.00.

Affiant

Subscribed and sworn to before me this 28 day of September, 2006.

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Peggy Y. Oroson
State of Tennessee Notary Public
Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of September, 2006.

Robert E. Foster

Diversified Investment LLC, Trustee
Of the Pete Family Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the ~~undersigned~~ a Notary Public, in and for the State and County aforesaid, personally appeared Robert B. Foster with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner of Diversified Investment LLC, Trustee of Pete Family Trust and that he as such Trustee executed the foregoing instrument for the purposes therein contained. by signing the name of the limited liability company for the Trustee of the Family Trust by himself as Owner for Diversified Investment LLC, as Trustee for the Pete Family Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this day of September, 2006.

Fran Y. Oroson

NOTARY PUBLIC

Fran Y. Oroson Notary Public Tennessee Davidson County

My Commission Expires: My Commission Expires 8/21/2009