(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 16:05 2 pgs
Fees:13.00 Taxes:462.50

20070402-0039370

22472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF March, 2007.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires MAY 2, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID:
Jesse Randall Cromeans	New Owner	Map and Parcel 091-10-0-455.00
5836 Leslie Avenue		
Nashville, Tennessee 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, VACO INVESTMENT GROUP, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto JESSE RANDALL CROMEANS, an unmarried person, hereinafter called the GRANTEE(S), his 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 Lot No. 62 on the Plan of Resubdivision of Lot Nos. 39 and 40 in the Division of B.F. Cockrill Farm, as of record in Book 332, page 41, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vaco Investment Group, LLC by warranty deed from Sarah Morton Beasley and husband, William Beasley of record in Instrument No. 20040312-0028905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 091-10-0-455.00.
b. All matters appearing on the Plan of Resubdivision of Lot Nos. 39 and 40 in the Division of B. F. Cockrll Farm of record in Book 332, page 41, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 5836 Leslie Avenue, Nashville, Tennessee 37209.

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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 30th day of March, 2007:

VACO INVESTMENT GROUP, LLC

BY: _____
Joseph Michael Spain, Chief Manager

BY: _____
Joseph Charles Wilson, II, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joseph Michael Spain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of VACO INVESTMENT GROUP, LLC, the within bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

Witness my hand this 30th day of March, 2007, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joseph Charles Wilson, II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of VACO INVESTMENT GROUP, LLC, the within bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Member.

Witness my hand this 30th day of March, 2007, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009