Davidson County DEEDWARR
Recvd: 08/17/07 09:32 1 pgs
Fees:13.00 Taxes:222.00

20070817-0098407

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Angie McBrake
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of August, 2007

April G. Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20070338

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Braswell	SAME	094.02-0-024.00
168 Charleston Pike		
Nashville, TN 37205		

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 **Robert Braswell** 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. 264 on the map of Edgefield Land Company First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 264 fronts 50 feet on the northerly side of Eastside Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to CLS Investment Properties, Inc. by Quitclaim Deed from Clarence Summey, Married dated November 20, 2006 and recorded November 21, 2006 in Instrument # 20061120-0144623, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1623 Eastside Avenue, Nashville, TN 37206.

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 16th day of August, 2007:

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 16th day of August, 2007.

April G. Nichols
NOTARY SIGNATURE

Notary Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY