Davidson County DEEDWARR
Recvd: 11/29/07 10:22 1 pgs
Fees:13.00 Taxes:395.90

20071129-0138392

WARRANTY DEED

AT-2007046

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of November, 2007

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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#:
Kimberly Gold	Loancare Servicing Center	092.01-0-077.00
2518 Scovel Street	P. O. Box 8068	
Nashville, TN 37208	Virginia Beach, VA 23450-8068	

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 **Kimberly Gold, an unmarried woman** , 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;

Land is located in the 21st councilmanic District of Nashville, Davidson County, Tennessee being a portion of the railroad right of way of the Old Nashville, and West Nashville dummy line, adjacent to Lot Number 13 on the Map of Long and Ashworths Subdivision of Block 24 and pan of 33-40 & 41 as of record in Plat Book 57, page 116, Register's Office for Davidson County, Tennessee, also being known as Parcel 77 on County Property tax Map 92-1 (formerly Parcels 77 and 78 and being more particularly described according to a survey by Wamble and Associates, dated March 30, 1992 (W & A Pile No. 286-0192) as follows:

Beginning at a point said point being an iron rod set on the easterly right of way of 32nd Avenue, North said point being approximately 250 feet from the southeast corner of Centennial Blvd.; thence, following said right of way South 01 degrees 03 minutes 47 seconds East 88.99 feet to an iron rod set; thence North 59 degrees 29 minutes 27 seconds East 172.56 feet to an iron rod set on the westerly margin of an alley thence following said westerly margin North 01 degrees 01 minutes 17 seconds West 4.00 feet to an existing iron rod; thence South 88 degrees 59 minutes 52 seconds West 150.27 feet to the point of beginning containing 6,987 square feet more or less.

Being the same property conveyed to CLS Investment Properties, Inc from W & G Construction Co., Inc. by Warranty Deed dated July 5, 2007 and recorded July 16, 2007 in Instrument #2007071600873984 and further conveyed on November 3, 1999 in Book 11743, page 214, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1124 32nd Avenue North, Nashville, TN 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, 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 27th day of November, 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 27th day of November, 2007.

NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY