PREPARED BY & RETURN TO: JAMES SEARS
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

Davidson County DEEDWARR
Recvd: 01/09/08 09:56 2 pg
Fees:13.00 Taxes:55.50
20080109-0002585

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of December, 2007 by and between **Southeast Investments LLC,** herein after referred to as **GRANTOR**, and Cordelia Chinwe Nwozo and Madubueze U. Nwozo, **husband and wife** herein after referred to as **GRANTEES**.

WITNESSETH: That for and in consideration of **Fifteen Thousand ($15,000.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in the city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Being part of the easterly part of Lot 381 and part of the southeasterly part of Lot No. 382 on the Map of McGavock, Wetmore and Other's 2nd Addition, to the Town of Nashville, called Town of McGavock of record in Book 21, page 41, Register's Office for said County.
Said parts of said Lots front 25 feet 3 ½ inches, more or less on the northerly side of Underwood Street, and run back 153.5 feet, more or less, on the westerly line and 159 feet on the easterly line, along the westerly margin of 17th Avenue North, to an alley in the rear, measuring 25 feet more or less, thereon.

Being the same property conveyed to Southeast Investments, LLC in Instrument# 20051104-0134207 recorded 11/4/2005, Register's Office for Davidson County, Tennessee.

Map & Parcel: 081-15-0-229.00
This is improved property known as: 1700 Underwood Street, Nashville, TN 37208

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2008 and subsequent years not yet due and payable.
6. All matters shown on Plat recorded in Book 21, page 41.
7. Any loss or damage due to the insufficiency of the legal description as set forth above hereof.

NAME & ADDRESS OF NEW PROPERTY OWNER:
Cordelia Chinwe Nwozo
1700 Underwood Street
Nashville, TN 37208

SEND TAX BILLS TO:
New Property Owner

WITNESS MY HAND on the day and year first written above

Southeast Investments, LLC
By James K. Eaton Sr. Chief Manager

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Southeast Investments, LLC. By James K. Eaton Sr. Chief Manager** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of December, **2007**.

NOTARY PUBLIC
My Commission Expires: 7/5/11

COMM. EXPIRES: [redacted]

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($15,000.00) which amount is equal to or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of December, **2007**.

NOTARY PUBLIC
My Commission Expires: 7/5/11

COMM. EXPIRES: [redacted]