STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF February, 2008.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-4969D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/25/08 09:49 2 pgs
Fees:13.00 Taxes:83.25
20080225-0017882

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
CLS Investment Properties (NAME)	New owner (NAME)	82-3-102
1108 N. 2nd Street (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert Shemin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS Investment Properties,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

unmarried

Land in Davidson County, Tennessee, being Lot No. 144 on the plan of SHARPE AND HORN'S SECOND ADDITION TO NORTHEAST NASHVILLE, as shown by plat of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 144 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet, more or less, to an alley.

BEING the same property conveyed to Robert Shemin, unmarried, from Patricia Shemin, unmarried, by Quitclaim Deed dated February 25, 2008, in Instrument No. *, in the Register's Office for Davidson County, Tennessee.

* 20050225-0017681

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1108 N. 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 19th day of February, 2008.

Robert Shemin

February 19, 2008
Date

JAZMIN ARIAS
Notary Public - State of Florida
My Commission Expires Mar 4, 2011
Commission # DD 646647
Bonded Through National Notary Assn.

STATE OF Florida
COUNTY OF Dade

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Shemin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of February, 2008.

My Commission Expires: 3/4/2011.

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066