WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/10 15:17 2 pgs
Fees:13.00 Taxes:366.30
20101019-0083737

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$99,000.00**

Affiant

Subscribed and sworn to before me this 6 day of Oct, 2010

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 2322 Riverside Trust	SAME	072-07-0-106.00
P. O.Box 160945		
Nashville, Tn 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **CB Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 2322 Riverside Trust, Susan Neff, as Trustee**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being parts of Lots Nos. 11 and 12, Block "B" on the Map of R.M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the line between Lots Nos. 10 and 11, at the southeast corner of the property conveyed to Charles L. Forrester and wife, by deed from Mamie L. Dickerson of record in Book 2548, page 411, said Register's Office; thence with said line, eastwardly 30 feet, more or less, to the westerly margin of of a 15 foot strip, referred to in recorded deeds as an alley; thence with said strip or alley, northwardly 100 feet, more or less, to the southerly line of Lot No. 14; thence with the southerly line of Lots Nos. 14 and 15; westerly 60 feet to the northeast corner of said Forrester property; thence with the easterly line of said Forrester property, southwardly 100 feet to the beginning.

Together with an easement for ingress and egress, which is described as follows: Beginning at the northwest corner of Lot No. 18 of Block "B" on the map of R.M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for said County; thence in an easterly direction along Riverside Blvd., 15 feet; thence in a southerly direction 200 feet to the rear line of said Lot No. 18; thence in a westerly direction along the said rear line 15 feet to the southwest corner of said Lot No. 18; thence in a northerly direction 200 feet to the point of beginning.

Being the same property conveyed to CB Investments, LLC, by Substitute Trustee's Deed from Stephen C. Small, Substitute Trustee, on May 26, 2009, of record in Instrument Number 20090526-00487061, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 8, Register's Office Davidson County, Tennessee.

This is improved property known as: **2322 Riverside Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 6, 2010.

CB Investments, LLC

By Rich Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of October, 2010, before me, appeared Rich Harris, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of CB Investments, LLCand that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Rich Harris acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY