WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00 Affiant Subscribed and sworn to before me this 10th DAY OF March, 2005. Notary Public MY COMMISSION EXPIRES: NOV. 22, 2008 (AFFIX SEAL)
G-CBT-05-0815	

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CMF Development, LLC	Capital Bank & Trust Company	
815 Sylvan Street	(NAME) 1820 West End Ave.	93-4-59
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37203	93-4-59
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES BROWN AND LISA BROWN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CMF DEVELOPMENT, LLC, 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:

BEING LOT NO. 5 ON THE MAP OF G.N. TILLMAN'S SUBDIVISION OF LOTS 256 TO 259 INCLUSIVE, IN WILLIAMS 2ND ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5 FRONTS 54 FEET ON THE NORTHERLY SIDE OF SYLVAN, FORMERLY WILLIAMS STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY, 175 FEET TO ANOTHER ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES BROWN AND LISA BROWN, HUSBAND AND WIFE BY WARRANTY DEED FROM LELAND D. WATTS, A MARRIED MAN AND WINNIFRED A. WATTS, HIS WIFE, RECORDED THE 15TH DAY OF JUNE, 1998 IN DEED BOOK 10976, PAGE 957, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 815 Sylvan Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of March, 2005.

James Brown

Lisa Brown

Davidson County DEEDWARR
Recvd: 03/15/05 15:08 2 pgs
Fees:13.00 Taxes:55.50

20050315-0028533

STATE OF Tennessee
COUNTY OF Davidson

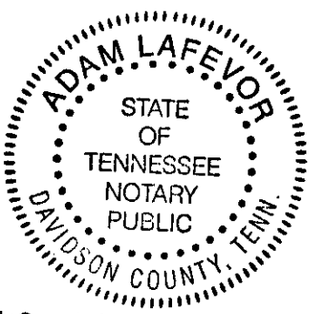
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Brown and Lisa Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 10th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903