WARRANTY DEED

R-JG-05-902

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-08

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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	Brian Sanders	Davidson County DEEDWARR Recvd: 06/22/05 12:21 2 pgs Fees:13.00 Taxes:147.63
902 Shelby Avenue (ADDRESS)	1105 Holly Street (ADDRESS)	20050622-0071566
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	82-16 399.00

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 JUSTIN L. DICKENS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE MAP OF CONFEDERATE HILL PLAN OF LOTS AS OF RECORD IN BOOK 57, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SHELBY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN L. DICKENS BY QUITCLAIM DEED FROM JAMES AND REBECCA WINGO RECORDED JULY 6, 1999 IN BOOK 11559, PAGE 910, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO JUSTIN L. DICKENS BY QUITCLAIM DEED FROM ROSE PAUL RECORDED APRIL 21, 1998 IN BOOK 10891, PAGE 688, REGISTER'S OFFICE FOR 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 902 Shelby Avenue, 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 13th day of June, 2005.

Justin L. Dickens

STATE OF ~~Tennessee~~ AL
COUNTY OF ~~Davidson~~ MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin L. Dickens, 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 purposes therein contained.

Witness my hand and official seal, this the 13th day of June, 2005.

Notary Public

My Commission Expires: 11-12-08

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903