Return to: First Title and Escrow Company, Inc.
File Number 24328 Box 9B

Davidson County DEEDWARR
Recvd: 07/07/05 15:49 2 pgs
Fees:13.00 Taxes:407.00

20050707-0078727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 110,000.00

Mary Esther Spurgeon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ON ~~THE~~ 28TH DAY OF JUNE, 2005.

Christine M. Read
NOTARY PUBLIC

MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE Christine M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL:
Wendi E. Micheletto	Countrywide Home Loan	MAP:
1624 Chase Street	750 Old Hickory Blvd. #180	Parcel:72-10 322.00
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

COMPASS DEVELOPMENT, LLC , a limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WENDI E. MICHELETTO , Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1624 Chase Street, Nashville, TN 37216

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 28th day of June, 2005.

Compass Development, LLC

BY: H. David Bearden, Member Manager by Jim Vanderpool, Attorney-fact
H. David Bearden, member manager ,
by Jim Vanderpool, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 28th day of June, 2005, before me personally appeared Jim Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **H. David Bearden**, member manager of Compass Development, LLC., and acknowledged that he executed the same as the free act and deed of said **H. David Bearden**, member manager of Compass Development, LLC.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

file # 05-00800 MICHELETTO

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 43, CHARLES U. COGGINS FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 421, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Compass Development, LLC by Warranty Deed from Edward W. Meek, unmarried recorded on the 30th day of December, 2004 in Instrument No. 20041230-0154340, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Compass Development, LLC pursuant to a power of attorney executed by the same on the 05/23/2005, and being filed for in Instrument # 20050628-0074338, Register's Office for Davidson County, Tennessee.