Prepared by & Return to:
TransContinental Title Co.
4033 Tampa Rd Suite 101
Oldsmar, FL 34677
800-225-7897

D#10-343980-2

WARRANTY DEED

G-FH-05-845

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARIO R. CRUZ
MY COMMISSION # DD 301454
EXPIRES: March 18, 2008
Bonded Thru Notary Public Underwriters

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

*A/K/A NATHAN G. GRAHAM

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (BC.)	MAP-PARCEL NUMBERS
Nathan Graham *	Same as new	
845 South Douglas Avenue	(NAME) Owner	105-14A-24.00 CO
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS)	
(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 KIMBERLY B. PAYNE AND TILLMAN W. PAYNE, III,WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto* NATHAN GRAHAM, 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 UNIT NO. 845 IN WAVERLY PLACE II, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, LOCATED ON ELLIOTT AVENUE AND SOUTH DOUGLAS AVENUE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS FOR WAVERLY PLACE II TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040909-0109214, REGISTER'S OFFICE OR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WAVERLY PLACE II TOWNHOMES, A PRIVATE HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20040909-0109214, AND BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

TAX ID 105 14 0A 024.00

BEING ALL OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CRAIGHEAD PATTEN PROPERTIES II, A TENNESSEE GENERAL PARTNERSHIP, BY CRAIGHEAD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ITS MANAGING PARTNER TO KIMBERLY B. PAYNE AND TILLMAN W. PAYNE, II, WIFE AND HUSBAND AS RECORDED ON THE 11TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050711-0079633 AND PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM TUCKER WILLS, THELMA RUCKER, LUCILLE ANDERSON, BELINDA MAGEE, AND CHARLES H. DIXON, TRUSTEES OF THE COMMUNITY MISSIONARY BAPTIST CHURCH, AN UNINCORPORATED RELIGIOUS ASSOCIATION TO CRAIGHEAD PATTEN PROPERTIES II, A TENNESSEE GENERAL PARTNERSHIP AS RECORDED ON THE 5TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040305-0025510, 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 including those of record in Instrument Number 20040909-0109214; 20040910-0109386; and 20040910-0109387; and Book 4675, page 58, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/02/05 15:37 2 pgs
Fees:13.00 Taxes:673.40

20051102-0132818

unimproved ( )
This is improved (X) property, known as 845 South Douglas Avenue, Nashville, Tennessee 37204
(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

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 17th day of October, 2005.

Kimberly B. Payne

Kimberly B. Payne

Tillman W. Payne, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly B. Payne and Tillman W. Payne, III, 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 17th day of October, 2005.

Notary Public PATRICK MOORE

My Commission Expires:
04-25-2006
(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires APRIL 25, 2006

I hereby Swear or Affirm that to the best of Affects Knowledge Information and belief that Actual Consideration for the transfer IS $_____

Affiant Signature

Subscribed and Sworn to before me. this the 31 day of Oct 2005

NOTARY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903