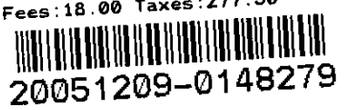
This instrument prepared by:

First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

Davidson County DEEDWARR
Recvd: 12/09/05 12:58 3 pgs
Fees:18.00 Taxes:277.50



20051209-0148279

File No.: **2120-1001219**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixth day of December, 2005**, by and between **Mutare, LLC**, parties of the first part, and **Cedric D. Hatchett**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 25-B ON THE PLAN OF ZONE LOT DIVISION OF LOTS 23,24, 25, 26, 27, 28, 29, 30, 31 AND 32 ON THE PLAN OF PICCADILLY SQUARE, PHASE ONE, OF RECORD IN PLAT BOOK 5200, PAGES 720, 721, 722 AND AS AMENDED IN PLAT BOOK 6250, PAGE 468, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO QUITCLAIM DEED FROM STEVE COPLAN AND KYLE KINLOCH TO MUTARE, LLC AS RECORDED ON THE 8TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031008-0149617 AND CASH DEED FROM MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. TO STEVE COPLAN AND KYLE KINLOCH AS RECORDED ON THE 19TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030619-0084865, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **149-2A-95 CO**
XX Improved OR
Unimproved property located at: **1027 Regents Park Circle, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mutare, LLC

for Mutare LLC

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Kayla Pavlock, known to be the _____ of **Mutare, LLC** to me known to the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for **Mutare, LLC** as their _____ for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Sixth day of December, 2005.**

Notary Public

My Commission Expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

****

Owner's Name: **Cedric D. Hatchett**

and Address: **1027 Regents Park Circle**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
FMF Capital, LLC
25 Century Blvd, Suite 606
Nashville, TN 37214

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**75,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixth day of December, 2005.**

Notary Public

My Commission Expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY