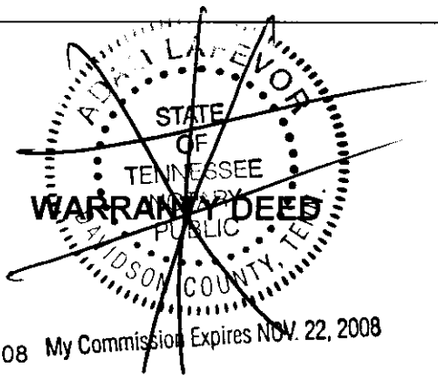



# WARRANTY DEED

G-CF-06--708 My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

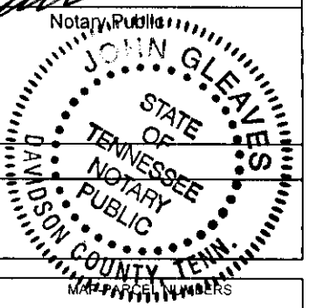
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)




**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CMF Development, LLC | Chris Flowers | |
| 708 Laurent Street | (NAME) 7051 Hwy 70 S #157 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville TN 37221 | 082-08-0-329.00 |
| (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 VERNON WESLEY FRYE, unmarried, 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 2, RESUBDIVISION OF LOTS 7 AND 8. EASTWOOD ADDITION, BLOCK "G", as shown on plat of record in Plat Book 8250. Page 601, 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 Vernon W. Frye by Quitclaim Deed from Patricia Glasscock Frye recorded April 6, 2006 in Instrument No. 20060406-0039631, Register's Office for Davidson County, Tennessee and being the same property conveyed to Vernon W. Frye and wife, Patricia G. Frye by Warranty Deed from Virgil P. Beckman and wife, Terri R. Beckham recorded July 31, 1995 in Book 9744, Page 575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 332, Page 63; Book 8250, Page 601; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved ( X ) property, known as 708 Laurent 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 24th day of May, 2006.

Vernon Wesley Frye

Davidson County DEEDWARR
Recvd: 05/26/06 12:32 2 pgs
Fees:13.00 Taxes:55.50

20060526-0062308

STATE OF Tennessee
COUNTY OF Davidson

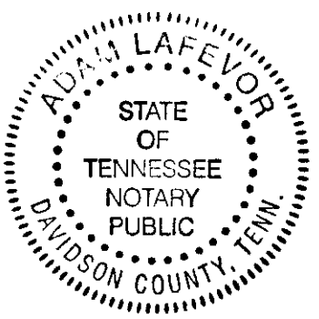
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vernon Wesley Frye, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 24th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires NOV. 22, 2008

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903