This Instrument Prepared By:

Title Enterprises, LLC
320 Seven Springs Way

Suite 150, Seven Springs I

Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/24/06 14:17 2 pgs
Fees:13.00 Taxes:577.20

20060824-0104706

6060587

Send Tax Bills To:
The Mortgage Store Financial, Inc
707 Wilshire Blvd, 26th Floor
Los Angeles, CA. 90017

New Owner is:
Rashad Magan
708 Dover Glen Drive
Nashville, TN 37217

MAP: 149-07-0D
PARCEL: 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **CP Construction, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rashad Magan** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No.3, on the Plan of Chelsea Villiage, Phase Six, Section Two, as of record Instrument # 20030829-0125891, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C.P. Construction, LLC by Quitclaim Deed from CarCar Development, Inc. of record in Instrument No. 20060824 0104705 dated August 4, 2006 and recorded 8/24/06, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to CarCar Development, Inc. from Chelsea Development Corporation by Warranty Deed Dated 05/21/03 and recorded 06/04/03 of record in Instrument # 20030604-0077155, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of August, 2006.

GRANTOR: **CP Construction, LLC**

CP Construction, LLC by

By: Bryan Puckett

Its: CEO

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Bryan Puckett,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the CEO of the **CP Construction, LLC** the within named bargainor, and that he/she as such CEO, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 18th day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NOXIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $156,000.00.

Affiant

SWORN TO and subscribed before me this 18th day of August, 2006.

NOTARY PUBLIC

SHELIA BRIZENDINE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: My Commission Expires JUNE 8, 2009