# WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Lisa Gucom
Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2006.

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAY 24, 2008 (AFFIX SEAL)

G-HDH-06-0902

**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 |
|---|---|---|
| William J. King | PHH Mortgage Corp. (NAME) | |
| 902 A Shelby Avenue (ADDRESS) | 3000 Leadenhall Rd (ADDRESS) | 82-16-399 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Mount Laurel NJ 08054 (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 CMF DEVELOPMENT, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM J. KING AND JANET E. KING, HUSBAND AND WIFE, 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:

UNIT A OF LOT 9 OF CONFEDERATE HILL LOTS AS SHOWN ON EXHIBIT "B" OF THE MASTER DEED OF 902 SHELBY AVENUE TOWNHOMES RECORDED AUGUST 7, 2006 AS DOCUMENT NUMBER 20060807-0096687 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO CMF DEVELOPMENT, LLC BY WARRANTY DEED FROM JUSTIN L. DICKENS, RECORDED ON THE 22ND DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050622-0071566, IN THE REGISTER'S OFFICE OF 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 57, Page 32; Inst. No. 200608070096687; Inst. No. 200608070096687; Inst. no. 200608070096687; 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 902 A Shelby Avenue, 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 18th day of September, 2006.

CMF Development, LLC
BY: _____
ITS: Chris Flowers
Chief Manager

Davidson County DEEDWARR
Recvd: 09/20/06 10:55 2 pgs
Fees:13.00 Taxes:721.50
20060920-0116371

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of September, 2006, before me personally appeared Chris Flowers, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of CMF Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of September, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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