WARRANTY DEED

G-CBT-06-813

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/06/06 12:53 2 pgs
Fees:13.00 Taxes:407.00

20061206-0150839

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
Corey L. Allen	New Owner (NAME)	
813 and 815 Sylvan Street		93-4-58 AND 93-4-59
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 CMF DEVELOPMENT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COREY L. ALLEN [redacted], 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:

TRACT 1 (813 Sylvan):
BEING LOT NO. 260 ON THE MAP OF WILLIAMS 2ND ADDITION TO EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF SYLVAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

TRACT II (815 Sylvan):
BEING LOT NO. 5 ON THE MAP OF G.N. TILLMAN'S SUBDIVISION OF LOT 256 TO 259 INCLUSIVE, IN WILLIAMS 2ND ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5 FRONTS 54 FEET ON THE NORTHERLY SIDE OF SYLVAN, FORMERLY WILLIAMS STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY, 175 FEET TO ANOTHER ALLEY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CMF DEVELOPMENT, LLC BY WARRANTY DEED FROM WALTER LEE ODOM, III, RECORDED THE 18TH DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051118-0139901, 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 21, Page 60; 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 813 and 815 Sylvan 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 14th day of September, 2006.

CMF Development

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th 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 / President of CMF Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager / President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of September, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

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