WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

PATRICK MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2010

G-KL-06-0501

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moses Maxen	Countrywide Home Loans, Inc.,	
239 5th Avenue North, Unit #501 (ADDRESS)	801 Crescent Center Drive #510 (ADDRESS)	93-6-1-B-501.00 CO
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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 ALONDA B. WOOD AND BRENT D. LAUTENSCHLEGAR, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOSES MAXEN, AN UNMARRIED MAN, 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 Unit 501, THE KRESS LOFTS CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument No. 20060324-0034091, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alonda B. Wood and Brent D. Lautenschlegar, wife and husband, by Warranty Deed from Kress Lofts, LLC, recorded November 1, 2006, in Inst. No. 20061101-0135496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7423, page 374; Book 9208, page 613; Book 10512, page 464; Instrument Number 20020626-0076795; 20050124-0008719; 20050218-0018799; 20050429-0048067; 20060324-0034091; 20051128-0142924; 20050429-0048064, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 239 5th Avenue North, Unit #501, Nashville, Tennessee 37219
(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 12th day of January, 2007.

Alonda B. Wood

Brent D. Lautenschlegar
by Alonda B. Wood Attorney in Fact

Brent D. Lautenschlegar

Davidson County DEEDWARR
Recvd: 01/23/07 10:55 2 pg
Fees:13.00 Taxes:739.63

20070123-0009174

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of January, 2007, before me personally appeared Alonda B. Wood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brent D. Lautenschlegar, and who acknowledged he/she/they executed the same as the free act and deed of the said Brent D. Lautenschlegar.

Witness my hand and official seal, this the 12th day of January, 2007.

Notary Public

My Commission Expires: 7-2410

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alonda B. Wood, 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 12th day of January, 2007.

Notary Public

My Commission Expires: 7-2410

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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