WARRANTY DEED G-CMF-07-0902	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,900.00 Angie McClanahan Affiant Subscribed and sworn to before me, this 19th DAY OF January, 2007. Notary Public MY COMMISSION EXPIRES: 6-26-07 (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
Michael Washington	Michael & Felice Washington (NAME)	
902 B Shelby Avenue (ADDRESS)	902 B Shelby Ave (ADDRESS)	82-16-399
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville TN 37206 (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 MICHAEL WASHINGTON AND FELICE WASHINGTON, 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 B 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) 2007 Property Taxes; b) instruments of record in Book 57, Page 32; 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 B 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 19th day of January, 2007.

CMF Development, LLC

BY: _____

ITS: Pres.

Davidson County DEEDWARR
Recvd: 01/25/07 10:20 2 pgs
Fees:13.00 Taxes:743.33

20070125-0010159

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of January, 2007, before me personally appeared Christopher Flowers, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of CMF Development, LLC, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of January, 2007.

Notary Public

My Commission Expires: 3-8-10

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

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