Davidson County DEEDWARR
Recvd: 07/17/07 14:14 2 pgs
Fees:13.00 Taxes:203.50

20070717-0085120

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-CF-07-1608

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(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
CMF Development, LLC	New Owner (NAME)	
1608 Branch Street (ADDRESS)	7051 Hwy 70 South #157 (ADDRESS)	72-15-136
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE)	

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 GERLINE M. YOKLEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CMF DEVELOPMENT, LLC, 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:

BEING LOT NOS. 5 AND 6 ON THE PLAN OF THE RESUBDIVISION OF LOT NOS. 5 AND 6 ON THE MAP OF JAMES COBB'S SUBDIVISION OF LOT NO. 15, MAXEY'S ADDITION TO BROWNSVILLE, AS OF RECORD IN PLAT BOOK 161, PAGE 78, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 6200, PAGE 763, SAID REGISTER'S OFFICE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE SPECIFIC DESCRIPTION.

The above-described property is LAND ONLY, therefore not the marital residence of the grantor(s) herein.

BEING THE SAME PROPERTY CONVEYED TO GERLINE M. YOKLEY BY WARRANTY DEED FROM WILLIAM H. CONGER, JR. AND WIFE, DOROTHY J. CONGER, RECORDED ON THE 30TH DAY OF SEPTEMBER, 1996 IN BOOK 10206, PAGE 724, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 6200, Page 763; 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 1608 Branch Street, Nashville, Tennessee 37216
(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 July, 2007.

Gerline M. Yokley
Gerline M. Yokley

STATE OF Tennessee
COUNTY OF Davidson

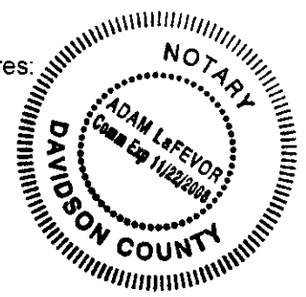
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerline M. Yokley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)



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