# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/08 10:43 2 pgs
Fees:13.00 Taxes:1332.00

20080104-0001067

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 2007

Notary Public

MY COMMISSION EXPIRES: 3-20-10 (AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory Attorney At Law, 240 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bobby C. Gaines Jr. (NAME) | Capital One Home Loans (NAME) | MAP AND PARCEL |
| 236 Ashawn Blvd. (ADDRESS) | 12800 Foster Street (ADDRESS) | 06401004600 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Overland Park, KS 66213 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Impact Real Estate Investments LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby C. Gaines Jr. and wife, Ginger M. Gaines

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Brandywine Place, of record in Book 6250, Page 327, Register's office for said County.

Said Lot No. 20 fronts 73.98 feet on the westerly margin of Ashawn Boulevard and extends back 161.79 feet on the northerly line and 211.52 feet on the southeasterly line to a dead line in the rear, measuring 159.65 feet thereon.

Being the same property conveyed to Impact Real Estate Investments LLC from Jonathan Harris by Quit Claim Deed of record in Instrument No. 20060620-0073414 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO 2007 PROPERTY TAXES ANDSUNSEQUENT YEARS, ALSO SUBJECT TO Restrictions of record in Book 6488, Page 764 and Book 8904, Page 855, Register's Office for Davidson County, Tennessee. Subject to the Plan of Brandywine Place of record in Book 6250, Page 327 and 328, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein. Subject to the Charter of Brandywine Place Homeowner's Association of record in Book 6482, Page 873, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 236 Ashawn Blvd., Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of December 2007

Impact Real Estate Investments LLC

By: Jonathan A Harris
Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, ~~XXXXXXXXXXXXXXX the undersigned~~, a Notary Public in and for said County and State, the within named ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX Impact Real Estate Investments LLC~~

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~XXMadisonXX~~ _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared [redacted] and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jonathan A. Harris, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Impact Real Estate Investments, a Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the prupose therein contained by signing the name of the Limited Liability Company by himself as Manager.

Witness my hand and official seal at Madison, Tennessee, this the 31st day of December, 2007.

Deanie L. Gregory
Notary Public

My Commission expires:
2-20-10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY