Bullett
Irving

WARRANTY DEED

B-CMF-08-1209A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Box 44
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
DY Properties II, LLC	Same	
1209 Ireland Street (ADDRESS)	(NAME)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(ADDRESS)	92-4-176.00
	(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 DY PROPERTIES II, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE EASTERLY 30 FEET OF LOT NO. 96 ON THE PLAN OF THOMAS HARDING'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 19, PAGE 241, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 96 FRONTS 30 FEET ON THE SOUTHERLY SIDE OF IRELAND, FORMERLY GRANT OR POLK STREET AND RUNS BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CMF DEVELOPMENT, LLC BY WARRANTY DEED AS OF RECORD IN INSTRUMENT NO. 20080116-0004921 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 19, PAGE 241; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved (X)
This is improved ( ) property, known as 1209 Ireland Street, Nashville, Tennessee 37208
(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.

Davidson County DEEDWARR
Recvd: 01/23/08 15:40 2 pgs
Fees:13.00 Taxes:37.00

20080123-0007242

Witness my/our hand(s) this 23rd day of January, 2008.

CMF Development, LLC
By: Chris M. Flowers
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of January, 2008, before me personally appeared Chris M. Flowers, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of CMF Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of January, 2008.

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