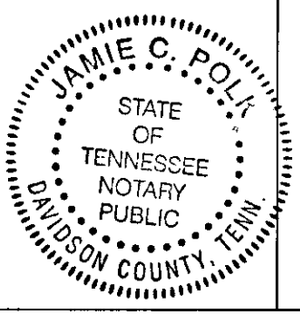
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Brian A. Straka | WR Starkey Mortgage, LLP | Parcel ID: |
| 1223 Joseph Avenue | 5055 W. Park Blvd., Suite 300 | 07116021600 |
| Nashville, TN 37207 | Plano, TX 75093 | |

FOR AND IN 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

**Kudzu Real Estate, Inc.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Brian A. Straka, a single man**

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:

Being Lot No. 162 and the northerly 9 feet of Lot 161 on the plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 162 and the northerly 9 feet of Lot No. 161 front together 39 feet on the easterly side of North 6th Street and run back between parallel lines with the southerly margin of Richardson Avenue 165 feet to an alley.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from 1125 North 6th Street Trust, First Jordan, LLC as Trustee, of record in Instrument 20080117-0005618, dated January 11, 2008, Register's Office for said County. See also previous deeds of record in Instrument 20071205-0140749, dated December 4, 2007 and deed of record in Book 7897, Page 517, dated July 21, 1989, said Register's Office.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 421, page 12, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1125 N 6th Street, Nashville, TN 37207

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 18th day of April, 2008.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

Davidson County DEEDWARR
Recvd: 04/21/08 10:03 2 pgs
Fees:13.00 Taxes:381.10

20080421-0040128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2008.

My Commission Expires: 3/7/11

Notary Public

