Davidson County DEEDWARR
Recvd: 05/02/08 13:59 2 pgs
Fees:13.00 Taxes:273.80

20080502-0045333

WARRANTY DEED

B-HD-08-1608-1610

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 9.19.09
(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Christian Properties, Inc.	Same	
1608-1610 Branch Street (ADDRESS)	(NAME)	72-15-136
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	72-15-346

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

BEING THE SAME PROPERTY CONVEYED TO CMF DEVELOPMENT, LLC BY WARRANTY DEED FROM GERLINE M. YOKLEY, MARRIED, RECORDED JULY 17, 2007 IN INSTRUMENT NO. 20070717-0085120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6200, PAGE 763; AS INSTRUMENT 20070803-0092717, 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 1608-1610 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 30th day of April, 2008.

CMF Development, LLC
By: Chris Flowers
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2008, before me personally appeared Chris 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 30th day of April, 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