Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Abigail B. Kuch 316 Van Buren Street Nashville, Tennessee 37208	Parcel No. 082-09-0J-316	CWB Mortgage Ventures, LLC dba Commerce Union Mtg. 2021 N. Gallatin Rd., #200 Madison, TN 37115
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LAWRENCE BROS., LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to **ABIGAIL B. KUCH,** an unmarried resident of the State of Tennessee (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all restrictions, easements and planning documents of record, and taxes for the year 2008 and subsequent years, a lien, but not yet due and payable (collectively, the "Permitted Encumbrances").

This is improved property known as 316 Van Buren Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $243,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2008.

Notary Public
My Commission Expires: 11-14-09

LORETTA B. LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/07/08 15:25 3 pgs
Fees:18.00 Taxes:899.10
20080507-0047338

1838455 v1
107057-006

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of April, 2008.

GRANTOR:

LAWRENCE BROS., LLC,
a Tennessee limited liability company

By: _____
Harry S. Lawrence, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Loretta B. Lane, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Harry S. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of LAWRENCE BROS., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 30th day of April, 2008.

_____
Notary Public

My Commission Expires:
11-14-09

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 316 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, as amended as Instrument No. 20051110-0136248 and further amended as Instrument Nos. 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901 and 20071010-0120740, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being part of the same property conveyed to LAWRENCE BROS., LLC, a Tennessee limited liability company, by deeds from NEW URBAN CONSTRUCTION, LLC, a Tennessee limited liability company, of record as Instrument No. 20050527-0060136, dated May 11, 2005; from HARRY E. LAWRENCE of record as Instrument No. 20050525-0058998, dated May 19, 2005; from M & M CONTRACTORS, INC. of record as Instrument No. 20020716-0085282, dated July 10, 2002; from WILL GOODMAN, MARRIED of record as Instrument No. 20030228-0026773, dated February 27, 2003, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to HARRY E. LAWRENCE of record as Instrument No. 20050525-0058997, dated May 19, 2005, said Register's Office. The said HARRY E. LAWRENCE conveyed his interest to LAWRENCE BROS., LLC by quitclaim deed of record as Instrument No. 20080422-0041055, dated April 15, 2008, said Register's Office.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212