This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 026090
PARCEL: 039.00
GROUP:

New Owners Address
Send Tax Bills To Same Address:
R & M Investments, LLC
389 WILLOW BOUGH LANE
OLD HICKORY, TN. 37138

Davidson County DEEDWARR
Recvd: 10/06/08 09:49 2 pg:
Fees:13.00 Taxes:555.00
20081006-0101148

WARRANTY DEED

THIS INDENTURE, made this 2nd day of October, 2008 between

Fox Debt Liquidation Services, Inc.

hereinafter referred to as **Grantor**, and

R & M Investments, LLC

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee as follows:

Being Lot 1 on the Final Plat of Resubdivision of Lot 41, Goodlettsville Heights, Section Two, of record in Book 6900, Page 214, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTON, BUT SPECIFICALLY EXCLUDED IS THE OUTCONVEYANCE OF RECORD IN BOOK 7137, PAGE 444, SAID REGISTER'S OFFICE (Reserve Parcel "B" on Plat of record in Book 6900, Page 214).

Easements of record in Book 7137, Page 444 and Instrument Number 20010102000388, said Register's Office.

Being a portion of the same property conveyed to Fox Debt Liquidation Services, Inc. by Installment Deed dated 1/2/70 from Charles V. Babb and wife, Annie N. Babb of record in Book 4390, Page 516, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

No boundary survey having been made at the time of this conveyance and the legal description being different from the previous deed of record, the source of the new description is Plat Book 6900, Page 214, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Frank B. Fox, Vice President
Fox Debt Liquidation Services, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Frank B. Fox, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Fox Debt Liquidation Services, Inc., a corporation, the within named bargainor and that he as such Vice President 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 Vice President.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 2 of October, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $150,000.00.

Affiant

Sworn to and subscribed before me, this 2 day of October, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY