Davidson County DEEDWARR
Recvd: 10/21/08 15:44 2 pgs
Fees:13.00 Taxes:170.20

20081021-0105666

WARRANTY DEED

B-CMF-08-1208

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
CMF Development, LLC	New Owner (NAME)	
1208 North 8th Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	71-16-261.00

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, I/we NATHAN H. CONYERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CMF DEVELOPMENT, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 274 AND THE SOUTHERLY ONE-HALF OF LOT NO. 273 ON THE MAP OF OAKWOOD PARK OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 274 AND PART OF LOT NO. 273 FRONT TOGETHER 45 FEET ON THE WESTERLY MARGIN OF NORTH EIGHTH STREET, AND EXTEND BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO NATHAN H. CONYERS AND WIFE, BONANZA C. CONYERS BY WARRANTY DEED FROM HERMITAGE MORTGAGE COMPANY, INC. RECORDED JUNE 29, 1963 IN BOOK 3610, PAGE 275, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BONANZA C. CONYERS HAVING BEEN DECEASED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1208 North 8th Street, Nashville, Tennessee 37207
(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 15th day of October, 2008.

Nathan H. Conyers by Barbara Alexander attorney in fact

Nathan H. Conyers by Barbara Alexander, Attorney-In-Fact

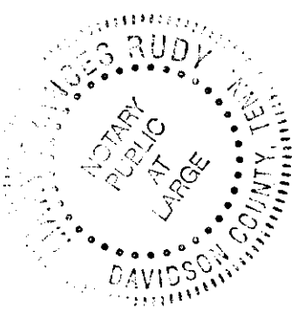
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barbara Alexander, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Nathan H. Conyers and acknowledged that he/she executed the same as the free act and deed of the said Nathan H. Conyers.

Witness my hand and official seal at
Nashville, Tennessee
on this the 15th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 7-24-10



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