WARRANTY DEED

State of Tennessee)
County of Davidson)

File in Box 14-A
File No.: 21644-1

The actual consideration or value, whichever is greater, for this transfer is **$124,900.00**

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2008.

Notary Public

My commission expires: 10/17/09

(AFFIX SEAL)

JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Franklin J. Donsbach	**Mortgage Investors Group**	**P/O 118-04-300**
2239-B Kline Avenue	**8320 East Walker Springs Lane**	
Nashville, TN 37211	**Knoxville, TN 37923**	

Davidson County DEEDWARR
Recvd: 11/18/08 09:26 2 pgs
Fees:13.00 Taxes:462.13

20081118-0113645

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,

Craighead Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Franklin J. Donsbach, 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:

LAND in Davidson County, Tennessee, being Unit No. B on the Plan of 2239 Kline Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 2239 Kline Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20081114-0112594, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 2239 Kline Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20081114-0112594, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Warranty Deed from James W. Ayers, unmarried, dated August 17, 2007, of record in Instrument No. 20070821-0100049, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s)herein.

This is Improved (X) unimproved (____) property, known as **2239-B Kline Avenue, Nashville, TN 37211**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 14th day of November, 2008.

Craighead Development, LLC

By: _____

Carl A. Neuhoff, Jr. Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Assistant Chief Manager** 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 **Assistant Chief Manager** of **Craighead Development, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.** as **Assistant Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **14th** day of **November, 2008.**

Jenna Williams
Notary Public

My Commission Expires: 10/17/09

