WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-AK-08-4910

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,500.00

Laura Mitchell
Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

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
DAMON DRAKE	New Owner (NAME)	
4910 NEBRASKA AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		103-03-231.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 KELLY A. CUNNINGHAM, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAMON DRAKE AND WIFE, KIMBERLY DRAKE, 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. 6 OF BLOCK NO. 8 ON THE MAP OF THE UNRECORDED PORTION OF SYLVAN PARK AND A STRIP OF LAND IMMEDIATELY NORTH OF SAME.

SAID LOT FRONTS 60 FEET ON THE NORTHERLY SIDE OF NEBRASKA AVENUE, FORMERLY 8TH AVENUE, AND TOGETHER WITH SAID STRIP EXTENDS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF 50TH AVENUE NORTH, FORMERLY 9TH STREET, 210 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE EARL ROACH PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KELLY A. CUNNINGHAM BY DEED FROM JOSEPH GRIFFITH AND SPOUSE, MARY M. NIBLOCK OF RECORD IN INSTRUMENT 20011080122900 ON 11/07/2001 AND FILED FOR RECORD ON 11/08/2001, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE AS SHOWN OF RECORD IN BOOK 7492, PAGE 564, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4910 Nebraska Ave, Nashville, Tennessee 37209
(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.

Davidson County DEEDWARR
Recvd: 12/29/08 11:02 2 pgs
Fees:13.00 Taxes:1041.55
20081229-0122800

Witness my/our hand(s) this 22nd day of December, 2008.

KELLY A. CUNNINGHAM

STATE OF Tennessee
COUNTY OF DAVIDSON

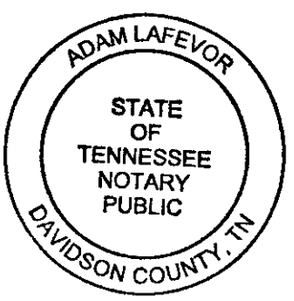
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY A. CUNNINGHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2008.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



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