WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-KW-09-3906

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(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
Joshua D. Watson	Suntrust Mortgage, Inc.	
3906 Ivy Drive	(NAME) 401 Commerce St., Ste 6500	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37219	73-1-226.00
(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, we CDR INVESTMENTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA D. WATSON AND APRIL D. KING, BOTH UNMARRIED, 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 69, MOSS ROSE HEIGHTS, SECTIONS THREE AND FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 103, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THS SAME PROPERTY CONVEYED TO CDR INVESTMENTS, LLC BY TRUSTEE'S DEED EXECUTED OCTOBER 3, 2008 AND FILED FOR RECORD JANUARY 26, 2009 AS INSTRUMENT NUMBER 20090126-0006691, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JENNIFER A. SCROGGIE, UNMARRIED TO JOYCE L. ARNOLD, UNMARRIED AS RECORDED ON THE 7TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030107-0002518 AND DEED FROM WILLIAM T. IRICK AND WIFE, BETTY J. IRICK TO JOYCE L. ARNOLD AND JENNIFER A. SCROGGIE, UNMARRIED PERSONS AS RECORDED ON THE 27TH DAY OF NOVEMBER, 1996 IN BOOK 10273, PAGE 603, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 3906 Ivy Drive, Nashville, Tennessee 37216
(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: 02/11/09 11:24 2 pgs
Fees:13.00 Taxes:547.23

20090211-0011880

Witness my/our hand(s) this 6th day of February, 2009.

CDR Investments, LLC

BY: _____
Ronald Carlisle, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of February, 2009, before me personally appeared Ronald Carlisle, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of CDR Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of February, 2009.

_____
Notary Public

My Commission Expires:
1/9/2012

MELISSA HAZELKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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