WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/09 10:45 3 pgs
Fees:18.00 Taxes:148.00
20090515-0044761

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 23 day of April, 2009

Notary Public
My Commission expires: 10/28/2009
(Affix Seal)

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kudzu Real Estate, Inc.	SAME	082-04-0-065.00
2020 Fieldstone Pkwy, Ste 900-203		
Franklin, TN 37069	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The 1115 North 8th Street Trust, Tn Homebuyers, Inc. as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kudzu Real Estate, Inc**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 317 and the southerly 12 feet of Lot No. 318 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 317 and the southerly 12 feet of Lot No. 318 adjoin and front together 43 feet on the easterly side of North 8th Street, and extend back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to The 1115 North 8th Street Trust, Tn Homebuyers, Inc. as Trustee, by deed from William Leslie Guinn, Jr., Norma J. Guinn, Toni Guinn, and Calvin E. Russell, Jr., on April 22, 2009, of record in Instrument Number 20090515-0044718 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **1115 N. 8th Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 23, 2009.

Tn Homebuyers, Inc., as Trustee

By Dan Lain

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Robertson

On this 23rd day of April, 2009, before me, appeared Dan Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of TN Homebuyers, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Members (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my ~~hand and~~ seal at office the day and year above written.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/28/2009

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

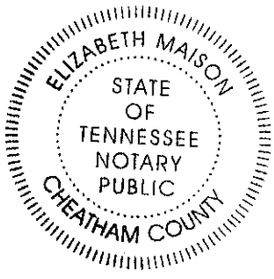
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12



(Seal)