THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2200SB

BILL GARRETT, Davidson County
Trans:T20090056274 DEEDWARR
Recvd: 08/18/09 09:43 2 pgs
Fees:13.00 Taxes:802.90
20090818-0077519

Property Address: 1610 Branch Street, Nashville, TN 37216

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Natalie M. Calcaterra, an unmarried woman** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No 6 on the plan of the resubdivision of lot no 5 & 6 on the map of James Cobb subdivision of lot no 15 Maxey's addition to Brownsville as of record in Plat Book 161 page 78, registers office for Davidson county Tennessee and amended of record in Book 6200 page 763, said register's office to which plat reference is made for a more specific description.

Being the same property conveyed to Christian Properties LLC by warranty Deed from CMF development LLC of record in Instrument # 20080502-0045333, dated April 30, 2008, and filed for record April 30 , 2008 Register's office for Davidson County Tennessee.

This improved property is also known as 1610 Branch Street Nashville, TN 37216

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from CMF Developments LLC, dated April 30, 2008, and recorded May 2, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20080502-004533.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $217,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

NC

WITNESS Grantor's hand this 27th day of July, 2009.

Christian Properties, Inc

President {Seal}

Van E. Christian, II

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public, of the state and county aforesaid, personally appeared Van E. Christian, II, 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 President of Christian Properties, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS ~~my~~ hand, at office, this 27th day of July, 2009.

NOTARY PUBLIC

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9·19·09

(SEAL)
State of Tennessee
County of Davidson

The ~~actual consideration~~ or value, whichever is greater, for this transaction is $217,000.00.

~~Affiant~~

SUBSCRIBED AND ~~SWORN~~ TO BEFORE ME, THIS 27th DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9·19·09

(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS OF New Owners

SEND TAX STATEMENTS TO:
Map/ Parcel: 072-15-0-346.00

Natalie M. Calcaterra

1610 Branch ST.

NASHVILLE, TN 37216