(1)

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $88,500.00.

Affiant

Subscribed and sworn to before me this 31 day of August, 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, 3018 Belmont Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Coordination Plus, LLC and CML Properties, LLC	SAME	072-09-0-243.00
~~P.O. Box 1823~~ 5543 Edmondson Pike #140		
~~Mount Juliet, Tn, 37122~~ Nashville, TN 37211		

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, **Julia Two, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Coordination Plus, LLC as tenants in common with CML Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of Lot No. 39 on the plan of East Hill Addition, of record in Book 332, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 39 fronts 50 feet on the south side of Delmas Avenue and runs back between parallel lines, 191 feet, more or less, to a dead line.

Being the same property conveyed to Julia Two, LLC by deed from Jerry W. Poston and wife, Martha Poston, on August 11, 2009, of record in Instrument Number 20090818-0077615, and corrected by Affidavit of Scrivener's Error of record in Instrument Number 20090827-0080761, 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 332, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **1014 Delmas Avenue, Nashville, TN 37216**

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 August 31, 2009.

Julia Two, Inc.

By: Dan Lam

BILL GARRETT, Davidson County
Trans:T20090060190 DEEDWARR
Recvd: 09/02/09 10:38 2 pgs
Fees:13.00 Taxes:327.45

20090902-0082364

STATE OF TENNESSEE

COUNTY OF Robertson

On this 31st day of August, 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 President of Julia Two, 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 Board of Directors (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