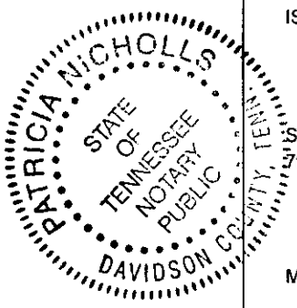
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Justin C. Mundie	F&M Bank	Parcel ID:
830 N. 2nd Street	1670 West Main Street, Suite 160	08207003600
Nashville, TN 37207	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kudzu Real Estate, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Justin C. Mundie and wife, Carrie A. Mundie
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 26 on the Plan of Shields, Davis, Sharp and Horn Addition to East Nashville, as shown of record in Plat Book 57, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete descripion.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Capital Journey, LLC, of record in Instrument 20090622-0057728, said Register's Office, dated June 19, 2009. And being the same property conveyed to Capital Journey, LLC by deed of record in Instrument 20090603-0051252, said Register's Office, dated May 28, 2009. And being the same property conveyed to George Kevin Schmieder by deed of record in Instrument 20070221-0021535, said Register's Office, dated February 15, 2007.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 57, page 86, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 830 N. 2nd Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 7th day of October, 2009.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter, President

BILL GARRETT, Davidson County
Trans: T20090069154 DEEDWARR
Recvd: 10/09/09 11:29 2 pgs
Fees: 13.00 Taxes: 381.10

20091009-0094200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

