THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
Kyatona Graham
1903 Elizabeth
Nashville TN 37218
Send Tax Bills To:
United Wholesale Mortgage
555 S Adams
Birmingham, MI 48009

Map & Parcel Nos.:
069 16 0 105.00

BILL GARRETT, Davidson County
Trans:T20090072982 DEEDWARR
Recvd: 10/27/09 14:57 2 pgs
Fees:13.00 Taxes:277.50
20091027-0099188

WARRANTY DEED

THIS INDENTURE, made and entered into this **8th day of October, 2009**, by and between **CDR Investments, LLC**, party of the first part, and **Kyatona Graham**, party of the second part,

WITNESSETH: That for and in consideration of **SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($75,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being part of Lot Nos. 14 and 15 on Map of Ashton Subdivision of L.M. Leis Farm at Bordeaux, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.

Said parts of Lots 14 and 15 further described as follows, to-wit:

Beginning on the North margin of Elizabeth Ave. at a point 100 ft. Easterly from Old Hydes Ferry Pike and said Elizabeth Ave.; thence with said Northerly margin of said Elizabeth Avenue and Easterly 100 ft. to a point and the dividing line between Lots 13, 14 and 15 in said Subdivision; thence said dividing line Northerly 155 ft. to a dead line; thence with said dead line and Westerly 100 ft. to a point; thence Southerly 155 ft. to the place of beginning.

Being the same property conveyed to CDR Investments, LLC from Patrick A. Taggart, as Substitute Trustee, by Substitute Trustee's Deed dated May 21, 2009, of record in Instrument No. 20090529-0049397 in the records for Davidson County, TN.

Being the same property conveyed to Thelma B. Conley, unmarried from Lance Hornbuckle and Ernie Midget, and Bill Farmer by deed dated November 2, 1999, of record in Book 11739, Page 881 in the records for Davidson County, TN.

Subject to easements, restrictions and right-of-ways of record.

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 said party of the second part. his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

CDR Investments, LLC

By Ronald F. Carlisle, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lura Brady a Notary Public in and for said state and county, Ronald F. Carlisle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member** of **CDR Investments, LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Notarial Seal at office this **8th day of October, 2009**

Lura Brady
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires July 24, 2010

My commission expires: **7-24-2010**

Lura Brady
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 8 **day of** October, 2009

Michelle Hightower

PROPERTY ADDRESS:
1803 Elizabeth
Nashville, TN 37218

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2011