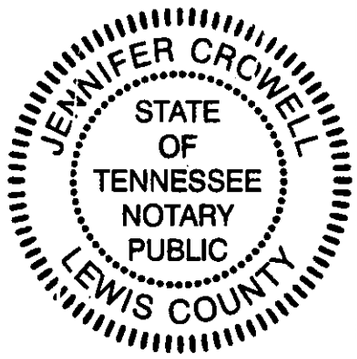
Warranty Deed

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $116,000.00 Affiant Subscribed and sworn to before me, this the 10th day of January, 2010. Notary Public My commission expires: 3/18/14

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Derrick Moore	New Owner	Map: 91-04
1019 College Avenue		Parcel: 64
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COVENANT I, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DERRICK MOORE AND SASHA MOORE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 in the Revised Plan of University Heights Subdivision, Section 2, as of record in Book 1424, Page 122, Register's Office for said County, described as follows:

Beginning at a point in the south margin of College Avenue at the common corner of Lots Nos. 8 and 9; thence with the line between said lots, southeasterly 102.05 feet to a concrete monument; thence southwesterly 30.45 feet to a concrete monument; thence westerly 173.63 feet to the common corners of Lots Nos. 9 and 10; thence with the line between said lots, northeasterly 133.25 feet to a point, and continuing with the line between said lots, northerly 35 feet to the south margin of College Avenue; thence with the margin of said Avenue, Easterly along a slight curve, 27.48 feet to the beginning.

Being the same property conveyed to Covenant I LLC by deed from Green Tree Servicing, LLC of record as Instrument No. 20081103-0109178, in the Register's Office for Davidson County, Tennessee, dated October 28, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1019 College Avenue, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20110004649 DEEDWARR
Recvd: 01/24/11 13:30 2 pgs
Fees:13.00 Taxes:429.20
20110124-0006536

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of January, 2010.

COVENANT I, LLC

K. Ann James

Richard L. Escue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named K. Ann James and Richard L. Escue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Manager of Covenant I, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of January, 2010.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public