WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-AK-11-5088

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Greg Irby	Greg Irby (NAME)	
5088 Mt. View Road	2032 Chesapeake Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet, TN 37122	163-167.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CPI HOUSING FUND, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREG IRBY AND SANDRA IRBY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN: LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON, TENNESSEE, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A STONE ON THE COUNTY ROAD; ROBERT WALKERS NORTHEAST CORNER; THENCE WITH HIS EAST LINE SOUTHERLY 23 POLES TO A STAKE; THENCE EASTERLY 7 POLES TO A STAKE; THENCE NORTHERLY 23 POLES TO THE COUNTY ROAD; THENCE WESTERLY SAID ROAD 7 POLES, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL/LIMITED WARRANTY DEED FROM WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2002-OPT1 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2002-OPT1 TO CPI HOUSING FUND, LLC AS RECORDED ON THE 19TH DAY OF JULY, 2011 IN INSTRUMENT NO. 20110719-0055257; SUBSTITUTE TRUSTEE'S DEED FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2002-OPT1 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2002-OPT1 AS RECORDED ON THE 11TH DAY OF MARCH, 2011 IN INSTRUMENT NO. 20110311-0019429; QUIT CLAIM DEED FROM CHRISTY R. GROVES TO BEVERLY C. BREWER AND MICHAEL E. BREWER, TENANTS IN COMMON AS RECORDED ON THE 25TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020625-0076319; QUITCLAIM DEED FROM E. S. BREWER, A WIDOWER TO BEVERLY C. BREWER, CHRISTY R. GROVES AND MICHAEL E. BREWER, AS TENANTS IN COMMON AS RECORDED ON THE 14TH DAY OF NOVEMBER, 1989 IN DEED BOOK 7983, PAGE 121 AND WARRANTY DEED FROM T. H. APPLEBY AND WIFE, ROSIE LEE APPLEBY TO E. S. BREWER AS RECORDED ON THE 9TH DAY OF JULY, 1973 IN DEED BOOK 4725, PAGE 991, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5088 Mt. View Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110058430 DEEDWARR
Recvd: 09/20/11 14:39 2 pgs
Fees:13.00 Taxes:59.20
20110920-0072876

Witness my/our hand(s) this 16th day of September, 2011.

CPI Housing Fund, LLC, a limited liability company

BY: Coseo Properties, Inc., a corporation, its Manager

BY: _____

ITS: V.P. Sales

STATE OF California
COUNTY OF San Diego

Personally appeared before me, a Notary Public of said County and State, Calvin Coseo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the V.P. Sales of Coseo Properties, Inc., which is the Manager of CPI Housing Fund, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of CPI Housing Fund, LLC.

Witness my hand and official seal, this the 15 day of September, 2011.

_____
Notary Public
My Commission Expires: 6-26-2014

(SEAL)

SALLY E. DIXON
Commission # 1893934
Notary Public - California
San Diego County
My Comm. Expires Jun 26, 2014

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903