WARRANTY DEED

B-AMC-04-1610

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

HARRY FRANKLIN RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/30/04 14:54 2pgs
Fees:13.00 Taxes:1023.05

20041130-0142438

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon A. Emerson	NBA Mortgage Group	
1610 Eastland Avenue (ADDRESS)	(NAME) 12410 Cantrell Road, Ste. 200 (ADDRESS)	83-6-329
Nashville, Tennessee 37206-2538 (CITY) (STATE) (ZIP)	Little Rock, AR 72223 (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, we HARRY C. BLAKE, unmarried AND DENNIS P. O'BRIEN, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARON A. EMERSON, UNMARRIED, 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:

Lot 6, GEORGE SHIELDS EAST END Subdivision, as shown on plat of record in Plat Book 57, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harry C. Blake and Dennis P. O'Brien, both unmarried, by Warranty Deed from Franklin D. Conley, recorded Mary 26, 2000 in Instrument No. 20000526-0052791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1610 Eastland Avenue, Nashville, Tennessee 37206-2538
(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.

Witness my/our hand(s) this 19th day of November, 2004.

Harry C. Blake

Dennis P. O'Brien by Harry C. Blake, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry C. Blake, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 19th day of November, 2004, before me personally appeared Harry C. Blake to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dennis P. O'Brien and who acknowledged that he/she executed the same as the free act and deed of the said Dennis P. O'Brien by virtue of that Power of Attorney, duly executed by the said Dennis P. O'Brien on November 19, 2004 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2004.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903