WARRANTY DEED

B-CBB-04-2214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

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
Richard Weil	Long Beach Mortgage Company	
2214 Pennington Bend Road (ADDRESS)	320 Interstate North Pkwy, Ste. 500 (NAME)	62-9-70
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (ADDRESS) (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 ROBERT C. OSTERBERG, TRUSTEE AND BETTY HOLT BLACKWELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD WEIL, A MARRIED MAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 17, 18 AND THE SOUTH PART OF LOT NO. 19 ON THE MAP OF RIVERVIEW SUBDIVISION, AS OF RECORD IN BOOK 547, PAGES 93, 94 AND 95, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE MAY 23, 1964, BY HICKERSON & HICKERSON, ENGINEERS, AS FOLLOWS:
BEGINNING AT AN IRON PIN IN A HEDGE IN AN OLD ESTABLISHED FENCE LINE AT THE CORNER OF LOTS 16 AND 17 IN THE WEST MARGIN OF PENNINGTON BEND ROAD, FORMERLY KNOWN AS RIVERVIEW DRIVE; THENCE WITH THE LINE BETWEEN LOTS 16 AND 17, ALONG SAID OLD FENCE PASSING THE TOP OF THE BLUFF AT 156 FEET, SOUTH 72 DEGREES WEST, A TOTAL DISTANCE OF 176 FEET TO THE EDGE OF CUMBERLAND RIVER; THENCE NORTHERLY ALONG THE EDGE OF SAID RIVER, 99 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 69 DEGREES 30' EAST, PASSING THROUGH A FENCE POST AT THE TOP OF BLUFF, ALONG AN OLD ESTABLISHED FENCE, A TOTAL DISTANCE OF 178 FEET, MORE OR LESS, TO AN IRON PIN IN THE WEST MARGIN OF SAID ROAD; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 105.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT C. OSTERBERG, TRUSTEE AND BETTY HOLT BLACKWELL, JOINTLY, A ONE-HALF UNDIVIDED INTEREST EACH BY WARRANTY DEED FROM BILLBERG PARTNERSHIP, A PARTNERSHIP COMPOSED OF ROBERT C. OSTERBERG AND BETTY HOLT BLACKWELL, RECORDED THE 20TH DAY OF JUNE, 1997 IN DEED BOOK 10499, PAGE 574, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

Davidson County DEEDWARR
Recvd: 01/25/05 12:32 2 pgs
Fees:13.00 Taxes:542.05

20050125-0009081

unimproved ( )
This is improved (X) property, known as 2214 Pennington Bend Road, Nashville, Tennessee 37214
(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 21st day of January, 2005.

Robert C. Osterberg, Trustee by Betty Blackwell, Attorney-In-Fact

Betty Holt Blackwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Holt Blackwell, 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 21st day of January, 2005.

Notary Public

My Commission Expires: 1/27/07

(SEAL)

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21 day of January, 2005, before me personally appeared Betty Blackwell 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 Robert C. Osterberg and who acknowledged that he/she executed the same as the free act and deed of the said Robert C. Osterberg by virtue of that Power of Attorney, duly executed by the said Robert C. Osterberg on Dec. 16, 2004 and recorded concurrently herewith in Instrument No. 20050105.0009080 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 21 day of January 2004 2005

NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903