Record 1st BOA Col

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/05 11:10 2 pg
Fees:13.00 Taxes:307.10

20050223-0019608

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,000.00.**

Rick A Short
Affiant

Subscribed and sworn to before me this 18th day of February, 2005

Notary Public
My Commission expires: April 30, 2008

ANDREW H. MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rick A. Short	Concorde Acceptance Corporation	82-03-0-489.00
316 Moonwater Court	7929 Brookriver Drive #500	
Hermitage, TN 37076	Dallas, TX 75247	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mitchell Begley, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rick A. Short, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south 47 feet of Lot No. 16 on the plan of Sharpe and Crutchers Addition to East Nashville, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 16 fronts 47 feet on the west side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being the same property conveyed to Mitchell Begley, married, by deed from Susie P. Akins, Ilerya E. Akins and Yolanda E. Madry, the only Heirs-at-law of John T. Akins, on August 28, 2003, of record in Instrument Number 20031008-0149475, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 82, Register's Office Davidson County, Tennessee.

This is improved property known as: **926 North 5th Street, Nashville, TN 37207**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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.

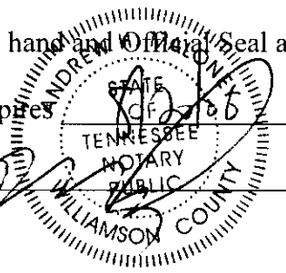
WITNESS our hands this February 18, 2005.

Mitchell Begley
Mitchell Begley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mitchell Begley, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 18, 2005



My commission expires _____

_____
Notary Public