Davidson County DEEDWARR
Recvd: 03/08/05 15:05 2 pgs
Fees:13.00 Taxes:315.43

20050308-0025747

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN01379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 4th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ty A. Carter 6540 West 83rd Street Los Angeles, CA 90045	FALCON CAPITAL FUNDING, LLC 5214 MARYLAND WAY, STE. 214 BRENTWOOD, TN 37027	083-01-0048.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Toby Hildabrand and Sarah Hildabrand, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ty A. Carter, married

HEREINAFTER CALLED THE GRANTEES, 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. 1 on the plan of resubdivision of Lots Nos. 4, 5 and 6 of W.T. Wood Subdivision, of record in Book 2854, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Toby Hildabrand and Sarah Hildabrand, husband and wife, by Warranty Deed from Hal Wilson, dated 9-25-03 and recorded 9-30-03 in Instrument Number 20030930-0144229 Register's Office for Davidson County, Tennessee and previously being the portion of the same property conveyed to Hal Wilson, by Quit Claim Deed from Sylvan Property Group, dated 9-25-03 and recorded 9-30-03 in Instrument Number 20030930-0144228 Register's Office for Davidson County, Tennessee and previously being a portion of the same property conveyed to Sylvan Property Group, by Warranty Deed from Maria R. Culver, dated 8-15-03 and recorded 8-28-03 in Instrument Number 20030828-0124798 Register's Office for Davidson County, Tennessee and being a portion of the same property previously conveyed to Maria R. Culver, by Deed from John C. Slate and wife, Barbara L. Slate, dated 5-16-94 and recorded 5-17-94 in Book 9347, page 632, and re-recorded on 8-3-95 in Book 9750, page 526, all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **926 West Greenwood Avenue, Nashville, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 4th day of March, 2005.

Toby Hildabrand

Sarah Hildabrand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toby Hildabrand and Sarah Hildabrand, husband and wife, the bargainor(s) 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of March, 2005.

Commission Expires:_____

_____
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public