20B

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Cummings	EquiFirst Corp.	MAP 061-16
(NAME)	(NAME)	
1319 McAlpine Avenue	500 Forest Point Circle	PARCEL 104
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brandon Anderson and Brandi M. Williams, Both Unmarried

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

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:

Land in Davidson County, Tennessee, being the southerly 288.5 feet of the easterly 58.1 feet of Lot No. 47 on the Map of Kennedy & Graves Subdivision of Blocks "C" and "D", Monte Vista as of record in Book 843, page 14, Register's Office for Davidson County, ennessee.

Said part of said lot fronts 58.1 feet on the northerly side of McAlpine Avenue and runs back between parallel lines 288.5 feet, as measured from the center line of said Avenue, to a dead line.

BEING the same property conveyed to Brandon Anderson and Brandi M. Williams by Warranty Deed dated November 30,2001, from Ronald W. Johnson and wife, Brenda J. Johnson of record by Instrument No. 20011204-0133302, Register's Office for Davidson County, TN. The said parties having since married and divorced pursuant to the Final Decree on September 21, 2004 and styled Brandon Forrest Anderson vs. Brandi Melissa Anderson, Docket No. 04D-1540 in the Eighth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Brandi M. Williams being one and the same person as Brandi M. Williams Anderson, Brandi Melissa Anderson and Brandi Melissa Williams.
Brandon Williams being one and the same person as Brandon Forrest Anderson.

This is improved ( ) unimproved property, known as 1319 McAlpine Avenue, Nashville, TN 37216
(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 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 hand s this 11th day of March, 2005

Brandon Anderson

Brandi M. Williams

Davidson County DEEDWARR
Recvd: 03/14/05 15:22 2 pg
Fees:13.00 Taxes:338.55

20050314-0028031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Anderson and Brandi M. Williams, Both Unmarried

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 11th day of March 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 .

My Commission Expires SEPT. 22, 2007

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

My commission expires

Notary Public