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WARRANTY DEED

This Indenture made this **20th** day of **April, 2005** between **Hazel Hambrick, an unmarried woman**, ,GRANTOR, and **Candance A. Brandon, an unmarried woman** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Buena Vista Estates, Section 2, of record in Book 3842, Page 257, Register's Office for said County, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Freeman Hambrick and wife, Hazel Hambrick by Warranty Deed from Imperial Corporation of record in Book 4423, Page 929, and filed for record on June 12, 1970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 3842, Page 257; and any and all easements, setback lines, restrictions, right of ways, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **20th** day of **April, 2005.**

Hazel Hambrick
Hazel Hambrick

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel Hamblick, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 20th day of April, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $309000

Candance A. Brandon
Affiant

Subscribed and sworn before me this 20th day of April, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires March 31, 2007

****

Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste 409
Nashville, TN 37212

Address of New Owner:
Candance A. Brandon
3013 Buenaview Blvd.
Nashville, TN 37218

Send Tax Bills to:
American Home Mortgage
7142 Columbia Gateway Drive
Columbia, MD 21046

Map & Parcel Number:

059050109003013