File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
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Fees:13.00 Taxes:1424.50
20050426-0046565

W & I Ref(_____) Title No: 46229
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Judith Austin P.O. Box 189 Horse Cave, Kentucky 42749	same

TAX MAP-PARCEL NUMBERS: 104-10-239

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$385,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cash Home Buyers, Inc.**, a Tennessee, Corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judith Austin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of Lot No. 1 herein conveyed begins at a point in the southerly margin of Long Avenue, now known as Blair Boulevard, 63 feet east of the corner of Lots Nos. 1 and 2 of said subdivision; thence running eastwardly and along the southerly margin of Blair Boulevard 87 feet to the westerly margin of a 15 foot alley; thence with the westerly margin of said alley in a southwesterly direction 172 feet, more or less, to a point; thence northerly parallel with the line between said Lots Nos. 1 and 2, 137 feet to the point of beginning in the southerly margin of Blair Boulevard, being the easterly part of Lot No. 1 in Westmoreland Place.

Being the same property conveyed to Cash Home Buyers, Inc., a Tennessee Corporation by deed from Maurice L. Hickman and wife, Dianne L. Hickman of record in Doc. No. 20031125-0171329, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on the Plan, of record in Book 421 Page 16, said Register's Office. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property, known as: 2805 Blair Boulevard, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of April, 2005.

Cash Home Buyers, Inc.

Secretary

By: Phil Dildine, Secretary

Cash Home Buyers

Harold F. Morris, PRS.

By: Harold F. Morris, President

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Phil Dildine and Harold F. Morris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Secretary and President, respectively (or other officer authorized to execute this instrument) of **Cash Home Buyers, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 18th day of April, 2005.

Notary Public

My Commission Expires: 3/25/06

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $385,000.00

Affiant

Sworn and subscribed before me this the 18th day of April, 2005.

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007