WARRANTY DEED

B-JOHN-05-361T

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2009

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Homer	Concorde Acceptance	
361 Flushing Drive (ADDRESS)	7929 Brookriver Drive # 500 (NAME) (ADDRESS)	119-03 114.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75247 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRANDY ALAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES HOMER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 105, GLENCLIFF ESTATES, SECTION 5, as shown on plat of record in Plat Book 2133, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Kristina L. Chapman to Brandy Alan, a single woman as recorded on the 5th day of September, 2003 in Instrument No. 20030905-0130295. Also conveyed in Trustee's Deed from Robert F. Spann, Substitute Trustee to Kristina L. Chapman as recorded on the 7th day of August, 2003 in Instrument No. 20030807-0112655. Also conveyed in Warranty Deed from Madge Bennett, by and through Beverly M. McMahon, Attorney-in-Fact, a widow and unmarried person as recorded in Book 9730, Page 694, in the Register's Office of Davidson County, Tennessee, and being the same property conveyed to Verdie A. Bennett and wife, Madge Bennett by Deed of record in Book 4213, Page 608, Register's Office for Davidson County, Tennessee, the said Verdie A. Bennett having since died on December 25, 1991, survived by the grantor herein, tenant by the entirety, being the same property conveyed to Jon Hongermeier and wife, Amy H. Hongermeier recorded July 14, 1995 in Book 8730, Page 694, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 361 Flushing Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 2nd day of May, 2005.

Brandy Alan

Davidson County DEEDWARR
Recvd: 05/05/05 13:27 2 pgs
Fees:13.00 Taxes:510.60

20050505-0050779

STATE OF Tennessee
COUNTY OF Davidson

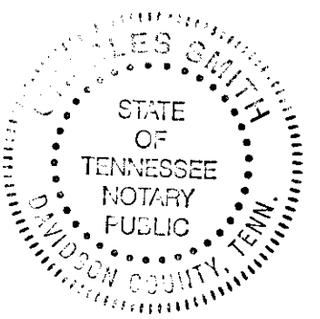
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandy Alan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903