REALTY TITLE 15
Box 48A

Davidson County DEEDWARR
Recvd: 07/05/05 11:06 2 pgs
Fees:13.00 Taxes:364.08
20050705-0076711

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $98,400.00

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Affiant

Subscribed and sworn to before me, this 30 day of June, 2005.

Notary Public
My commission expires: 11-27-2006

15-0506-150349

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Yancie O'Hare	Long Beach Mortgage	050-14-0
3207 Sennadale Lane	320 Interstate North Parkway, #500	207.00
Nashville TN 37207	Atlanta, GA 30339	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elsie B. Duncan, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Yancie D. O'Hara, Sr.,** hereinafter called the Grantee, his successors 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 Lot No. 280 on the Plan of Parkwood Estates, Section Two, of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Elsie B. Duncan by deed from Riverwood Homes, Inc., dated 06-22-64, of record in book 3769, Page 513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3207 Sennadale Lane, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30 day of June, 2005.

Elsie B. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elaine B. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30 day of June, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON