1st

Davidson County DEEDWARR
Recvd: 09/02/05 08:52 2 pg:
Fees:13.00 Taxes:269.30

20050902-0105407

#300

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Erica Talley	America's Wholesale	Map 92-3
2207 Morena Street	2375 N-Glenville Drive	Parcel 214
Nashville, TN 37208	Richardson, TX 75082	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Chandra Bryson, married,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Erica Talley, unmarried,** (The "Grantee"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the eastern 50 feet of the northern one-half of Lot No. 4 in the subdivision of Lot No. 4 of the Elizabeth Harding Trace, a plat of which is of record in Minute Book 25, Page 453, of the Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Chandra Bryson, by warranty deed from 2207 Morena Family Land Trust of record in Instrument No. 20030623-0086125, said Register's Office.

This is the same description as used in the last deed of record.

This is investment property and not the personal, marital or primary residence of Grantor.

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Minute Book 25, Page 453, said Register's Office.**

This is improved property commonly known as **2207 Morena Street, Nashville, TN 37208.**

[STATE OF TENNESSEE]
[COUNTY OF Williamson **]**

The actual consideration or value, whichever is greater for this transfer is $72,784.00.

Affiant

Subscribed and sworn to before me this 26th **day of** August **, 2005**

Notary public:

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor do covenant with the said Grantee that the Grantor are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 26th day of August, **2005.**

Chandra Bryson

[STATE OF TENNESSEE]
[COUNTY OF Williamson **]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chandra Bryson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 26th day of August **, 2005.**

Notary Public

My Commission Expires:_____