Davidson County DEEDWARR
Recvd: 03/17/06 08:39 2 pgs
Fees:13.00 Taxes:166.50
20060317-0030835

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
LEONARD WALLER 23 FERN AVENUE NASHVILLE, TENNESSEE 37207	SAME	071-14-0-305.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Vanderbilt Mortgage and Finance, Inc.**, hereinafter called the Grantor, have, this day and date written below, bargained and sold, and by these presents do transfer and convey unto **Leonard Waller,** hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being the north part of Lot No. 37, Block "E" on the Plan of East View Subdivision as of record in Book 547 Page 64, Register's Office of Davidson County, TN.

Said part of said lot fronts 50 feet on the North side of Fern Avenue as to be relocated and runs back between parallel lines 194 feet to a dead line.

Being the same property conveyed to Vanderbilt Mortgage and Finance, Inc. from Kevin T Clayton, Trustee by deed dated 08/26/2005 of record in Instrument # 20050830-0103560, said Register's Office.

There is included in this conveyance a 2000 Clayton Mobile Home, Serial Number CS20035 80TNAB located on the within described property and made a part thereof.

This description was taken from the previous deed of record.

Subject to any and all existing easements, setback lines and restrictive covenants both visible and of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 23 Fern Avenue, Nashville, Tennessee 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 15th day of MARCH, 2006.

Seller: Vanderbilt Mortgage and Finance, Inc.
By: ROBERT MORRIS
Title: LOSS MITIGATION MANAGER

STATE OF TENNESSEE
COUNTY OF Blount

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Loss Mitigation Manager of Vanderbilt Mortgage and Finance, Inc. a Tennessee Corporation, the within named bargainor, and that he as such Loss Mitigation Manager of Vanderbilt Mortgage and Finance, Inc., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Loss Mitigation Manager of Vanderbilt Mortgage and Finance, Inc..

Witness my hand and seal, this 15th day of MARCH, 2006.

NOTARY PUBLIC

AMELIA A. IRWIN
NOTARY PUBLIC AT LARGE
BLOUNT CO. TENN

My Commission Expires: 6/30/07

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 15th day of MARCH, 2006.

NOTARY PUBLIC

SONDRA KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 1/20/08