# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 14:25 2 pgs
Fees:12.00 Taxes:0.00
20060331-0036842

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF March 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/16/06
(AFFIX SEAL)

NIA MCKENZIE REISS NOTARY PUBLIC AT LARGE TENNESSEE

## THIS INSTRUMENT PREPARED BY

T. H. Mattingly, 5543 Edmondson Pike, #180, Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOW: | SEND TAX BILL TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| M. A. Hayes, as Trustee | CTX Mortgage Company | 162 – 01 – 0 -B |
| (NAME) | (NAME) | |
| 5543 Edmondson Pike, #180 | P. O. Box 19000 | 28.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Dallas, TX 75219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**THIS WARRANTY DEED** is made this **2nd** day of **March, 2006**, by and between **David Brant**, (hereinafter referred to as "Grantor"), and **Tusculum Benefits Trust**, a Land Trust (an executory revocable trust): **M. A. Hayes, as Trustee** (hereinafter referred to as "Grantee"), shall have full Trustee powers and authority as described in the attached addendum.

**WITNESSETH:**

The Grantor, for and in consideration of the sum of **Ten Dollars ($ 10.00 )** and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in Davidson County, State of Tennessee, to wit:

**Attached hereto as Exhibit "A" and made a part hereof by reference.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; has good, right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006, conditions, restrictions, easements, limitations and zoning ordinances of record, if any, and the following described mortgages, which Grantee herein takes subject to and agrees to pay:

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

**Witness**

David Brant (SEAL)

**Grantor: David Brant**

Sworn to and subscribed before me of even date.

**Notary Public**

(SEAL) NIA MCKENZIE REISS NOTARY PUBLIC AT LARGE TENNESSEE

© 2004 Trust Associates - 4426B Hugh Howell Road, Suite 200, Tucker GA 30084 770-498-7403 Fax: 770-498-2792 (Rev. 02/02) - Form LT-2111

# EXHIBIT "A" TO THE WARRANTY DEED

**This Exhibit is part the Warranty Deed** dated the 2nd day of March, 2006, by and between David Brant and the Tusculum Benefits Trust, M. A. Hayes, as Trustee.

## LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Phase 2, Clairmont, as of Record in Book 6050, page 323, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gwendolyn Ann Clark by deed from Walter J. Dondanville, unmarried of record in Book 100016, page 803, Register's Office for Davidson County, Tennessee.

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