WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/06 09:07 2 pgs
Fees:13.00 Taxes:384.80

20060411-0041364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Amanda Darnall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: November 5, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service, Inc, 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernestine B Waters	Long Beach Mortgage Company	162-13-131
(NAME)	(NAME)	
428 Cedarmont Drive	320 Interstate North Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **D. Leniger Turstee, Cedarmont Dr. Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ernestine B. Waters and husband, Johnny B. Waters, Jr.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 48 on the Plan of Monte Carlo Estates, Section Two-A, of record in Book 4955, Page 45, Register's office for Davidson County, Tennessee, to which plan plat reference is hereby made for a more complete description.

Being the same property conveyed to D. Leniger, Trustee Cedarmont Dr by Warranty Deed from Johnny B. Waters, Jr. and wife, Ernestine B. Waters Trust, of record in Instrument number 20041215-0149425, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee,

unimproved ☐

This is improved ☒ property, known as 428 Cedarmont Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 7th day of April, 2006.

D. Leniger, Trustee, Cedarmont Dr. Trust

By: D. Leniger, Trustee

Sean Queen, Chief Manager

CHIEF MGR

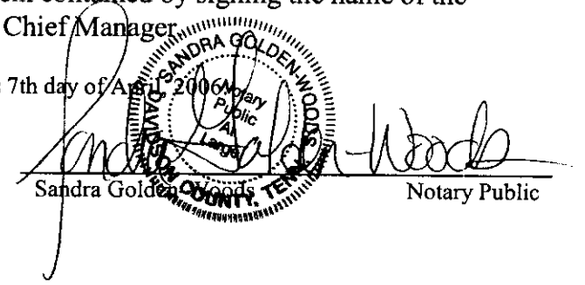
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean Queen with whom I am personally acquainted and who upon oath (s)acknowledged to be the Chief Manager of the D. Leniger, Turstee, Cedarmont Drive Trust the within named bargainor, and limited liability company, and that as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Sean Queen as such Chief Manager.

Witness my hand and official seal at Mount Juliet, Tennessee this 7th day of April, 2006.

Commission expires: November 25, 2006



Sandra Golden-Woods Notary Public