Davidson County DEEDWARR
Recvd: 04/28/06 12:39 2 pgs
Fees:13.00 Taxes:407.00

20060428-0048945

Box8

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Justin Davidson	Ownit Mortgage Solutions	**Map 119-11**
2813 Ennis Road	P.O. Box 4387	**Parcel 75**
Nashville, TN 37210-5412	Houston, TX 77210	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

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, **Bob Bass and Charles DeBray, both married, as Tenants in Common** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Justin Davidson** (The "Grantee"), his heirs and assigns, a 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 Lot(s) 64, as shown on the map entitled Mashburn Heights, of record in Plat Book 1835, page(s) 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Elizabeth Rogers and Betty Johnstone. Co-Conservators of Edwin Rogers, Jr. to Bob Bass and Charles DeBray, both married, as Tenants in Common, as recorded on the 13th day of May, 2005 in Instrument No. 20050513-0054367, Register's Office for Davidson County, Tennessee

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

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 119-11-75, not yet due and payable..
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MASHBURN HEIGHTS, as recorded in Plat Book 1835, Page(s) 1.

This is improved property commonly known as 2813 Ennis Road, Nashville, Tennessee 37210.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this 27th **day of** April **, 2006.**

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 24, 2007

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, his heirs and assigns, forever.

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

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26 day of April , 2005.

BOB BASS

CHARLES DEBRAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bob Bass and Charles DeBray, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument as for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26TH day of April, 2005.

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08

Notary Public

My Commission Expires: _____