WARRANTY DEED

G-VRE-06-814

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

PETRA B. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Taylor Brown	America's Wholesale Lender	
814 North 6th Street (ADDRESS)	750 Old Hickory Blvd. #180 (NAME) (ADDRESS)	82-8-4
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AJB PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN TAYLOR BROWN, Unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 53, MILLERS ADDITION TO EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 133, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY DEFAULT JUDGMENT FROM ROGER GRIZZARD AND GRACE GRIZZARD TO AJB PROPERTIES, LLC AS RECORDED ON THE 8TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050608-0065489 AND WARRANTY DEED FROM JAMES H. JENKINS AND BARBARA JENKINS TO AJB PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 20TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041220-0151248, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 133; AND INSTRUMENT NUMBER 20050608-0065489, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 814 North 6th Street, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Davidson County DEEDWARR
Recvd: 08/08/06 15:30 2 pgs
Fees:13.00 Taxes:417.73

20060808-0097552

Witness my/our hand(s) this 25th day of July, 2006.

AJB Properties, LLC

BY: Angela J Brown

ITS: member

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of July, 2006, before me personally appeared Angela J. Brown, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the member of AJB Properties, LLC, the within named bargainor, a corporation, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-14-07

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903