WARRANTY DEED

G-CBB-06-405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me this 16th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008
(AFFIX SEAL)

SANDY MEEKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
Kristin Arnold	Community First Bank & Trust	
405 Scott Avenue (ADDRESS)	P.O. Box 680787 (NAME)	83-2-260.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37068-0787 (ADDRESS) (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 MARY L. BENNETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTIN ARNOLD, UNMARRIED AND DEREK PEARSON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NO. 1 AND 2 ON THE UNRECORDED PLAN OF A RESUBDIVISION OF LOTS NOS. 16 AND 17 ON THE ORIGINAL PLAN OF BROWNSVILLE OF RECORD IN BOOK 23, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF SCOTT AVENUE 300.0 FEET NORTH OF THE NORTHERLY MARGIN OF GREENWOOD AVENUE, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO W. B. SNEED AND WIFE, TO E. R. CIVILS, JR. BY DEED RECORDED IN BOOK 766, PAGE 757, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF THE CIVILS PROPERTY, WESTWARDLY 155.0 FEET TO THE EASTERLY LINE OF THE H. A. HOWE PROPERTY, THENCE WITH SAID HOWE'S EASTERLY LINE, NORTHWARDLY 60.0 FEET; THENCE EASTWARDLY 155.0 FEET TO THE WESTERLY MARGIN OF SCOTT AVENUE; THENCE WITH SAME, SOUTHWARDLY 60.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY L. BENNETT, UNMARRIED BY WARRANTY DEED FROM CHARLES FLOREK, MARRIED AND DANICE FLOREK RECORDED ON THE 24TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020624-0075767, 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 23, PAGE 9, 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 405 Scott Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 08/17/06 10:44 2 pgs
Fees:13.00 Taxes:850.63
20060817-0101471

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.

Witness my/our hand(s) this 15th day of August, 2006.

Mary L. Bennett

STATE OF Tennessee
COUNTY OF Davidson

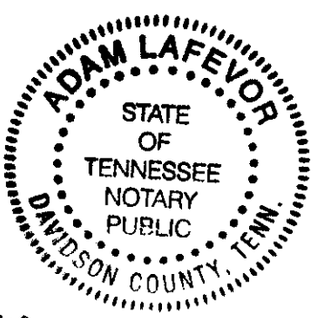
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary L. Bennett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

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