WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 139,000.00

Andrew L. Hanserd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of September, 2006.

Denise E. Cole
Notary Public

My Commission Exp. Jan. 26, 2008

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/04/06 14:12 2 pgs
Fees:13.00 Taxes:514.30
20061004-0123240

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew L. Hanserd	CTX Mortgage Company	MAP-PAR. 50-6-81
(NAME)	(NAME)	
3821 Northbrook Dr	801 - 94th Ave. North	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Marvette Brown and Fred McClendon, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew L. Hanserd, married,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Phase One, Northbrook, of record in Plat Book 6900, page(s) 859, 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 to MARVETTE BROWN AND FRED MCCLENDON, JR., BOTH UNMARRIED, by deed from BUDDY DUNN CONTRACTORS, L.P., of record in Book 10791, page 399, dated February 4, 1998, said Register's Office.

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/our hand(s) this the 29th day of September, 2006.

Marvette Brown, Seller

Fred McClendon, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marvette Brown and Fred McClendon, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 09/29/06.**

My Commission Expires **My Commission Exp. Jan. 26, 2008**

Notary Public

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203