Davidson County DEEDWARR
Recvd: 10/17/06 13:24 2 pgs
Fees:13.00 Taxes:1073.00

20061017-0128874

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2006.

Notary Public
My commission expires: ~~02/22/09~~ 11-13-09

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

03-0609-34090

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon Hannah 928 Kirkwood Ave. Nashville, TN 37204	Loancity 14500 Avion Pkwy. #110 Chantilly, VA 20151	118-1-349

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lillian Louise Southall Henderson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandon Hannah, hereinafter called the Grantees, their successors 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 No. 1 on the Plan of Resubdivision of Lots 111, 112 and the easterly 25 feet of Lot No. 110, Dr. L.G. Noel's Lots in Idlewild Plan, of record in Book 4350, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marion B. Southall and wife, Lillian B. Southall by deed from James Edward Fitzwater, Jr., being the only heir at law of Bessie G. Fitzwater, deceased and wife, Lynn S. Fitzwater, dated March 17, 1970, recorded March 31, 1970, of record in Book 4407, Page 545, corrected in Book 4422, Page 300, Register's Office for Davidson County, Tennessee.

Subject property was further conveyed to Lillian Louise Southall by Final Decree of Divorce, Fouth Circuit Court of Davidson County, Tennessee, Docket No. 73986, dated November 25, 1974, recorded January 23, 1975, of record in Book 4883, Page 359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 928 Kirkwood Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of October, 2006.

Lillian Louise Southall Henderson

Lillian Louise Southall Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lillian Louise Southall Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12th day of October, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09