BOX 13
12588

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212



State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $152,900.00
Affiant
Subscribed and sworn to before me
This 21 day of November, 2006
Notary exp: 11-24-07

Address of new owners:
Justin Tam
923 Fairwin Ave
Nashville Tn 37216

Send tax bills to:
~~SAME~~
American Equity Mortgage
11933 Westline Industrial Dr.
St Louis, MO 63146

Map & Parcel:
72-9-265

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Elsie Evelin Marie Dickens, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Justin Tam, unmarried**, hereinafter called the Grantee, his 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) 27, as shown on the map entitled Eskridge Subdivision, of record in Plat Book 547, page(s) 52, 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 JAMES ELLIS DICKENS AND WIFE, ELSIE E. DICKENS, by deed of record in Book 3862, page 473, said Register's Office, the said James Ellis Dickens having since died. Later conveyed to Betty L. Green, Trustee, then reconveyed to Elsie Evelyn Marie Dickens, by deed of record as Instrument No. 20031211-0177719, court order authorizing guardianship and trust corporation as conservator of the estate.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: 923 Fairwin Ave Nashville Tn 37216

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 12/05/06 14:23 2 pgs
Fees:13.00 Taxes:565.73
20061205-0150156

Witness our hands this 27 day of November, 2006.

Elsie Evelin Marie Dickens, by Guardianship & Trusts Corp., Conservator

Christine Royer for Guardianship & Trusts, Corp.

By: Christine Royer for Guardianship & Trusts Corp.

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 Christine Royer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Associate Executive Director of Guardianship and Trust Corporation, acknowledged that said corporation has been named Conservator for Elsie Dickens by a court order dated February 25, 2004, and acknowledged that being authorized to do so on behalf of said Conservator, she executed the foregoing instrument for the purposes therein contained by signing the name of such Conservator on its behalf.

Witness my hand and official seal this 27 day of November, 2006

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Commission expires: 11/04/07