Davidson County DEEDWARR
Recvd: 04/02/07 13:53 2 pg
Fees:13.00 Taxes:120.25

20070402-0039031

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45209 FILE BOX "7"

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-2-08

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Advance Housing Concepts, LLC | SAME AS NEW OWNER | 83-8-33 AND 94-94-12-25 |
| 780 North Leath Road | | |
| Portland, Tennessee 37148 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**B. B. Doubleday, Jr., also known as Ben B. Doubleday, Jr., married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Advance Housing Concepts, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**924 Dalebrook Lane**
**Nashville, Tennessee 37206**

1. **Land in Davidson County, Tnenessee, being Lot 37, Rosebank Meadows, Phase 2, as of record in Book 9700, page 532, said Register's Office.**

**Being the same property conveyed to B. B. Doubleday, Jr., a/k/a Ben B. Doubleday, Jr., by deed from Clerk & Master of record in Book 4793, page 138, Register's Office for Davidson County, Tennessee.** and by Deed form Don R. Cameron, III and J. Terry Hunter of record in Instr:20060908-0111258, Register's Office for Davidson County, TN.

**239 Tulip Hill Drive**
**Nashville, TN 37210**

2. **Land in Davidson County, Tennessee, being Lot 40-B, Resubdivision of Lot 40 and reserved Parcel B, Clover Nook, as of record in Book 8250, page 312, said Register's Office.**

**Being the same property conveyed to Ben B. Doubleday, Jr., by deed from Thomas Earl Selley, Single, of record in Book 4248, page 366, and by deed from Sandra Y. Taylor, conservator for Irene Holmans Adams and David Lipscomb University, Trustee, of record in Book 9274, page 79, Register's Office for Davidson County, Tennessee.**

**This is investment property and has never been the residence of Grantor nor any spouse of his.**

Unimproved (X )
This is improved ( ) property known as 924 Dalebrook Lane, Nashville, TN 37206 and 239 Tulip Hill Drive, Nashville, TN 37210

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 29th day of March, 2007

B. B. Doubleday, Jr., also known as
Ben B. Doubleday, Jr.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named B. B. Doubleday, Jr., also known as Ben B. Doubleday, Jr. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2007

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010