89-5

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/07 12:18 3 pgs
Fees:18.00 Taxes:355.20

20070430-0051099

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF April 2007

Notary Public

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

DAVIDSON COUNTY NOTARY PUBLIC SANDRA WILLIAMS

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bianca Benford (NAME) | Decision One Mtg. Co., LLC (NAME) | MAP 69-16 |
| 1905 County Hospital Road (ADDRESS) | 3023 HSBC Way (ADDRESS) | PARCEL 176 |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | Fort Mill, SC 29715 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Leonard Cecil Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bianca Benford, an unmarried woman

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:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, March 15, 1954, as follows:

Beginning in the center of County Hospital Road (or Asylum Road) at the southwest corner of the property conveyed to the Church of the Nazarene by deed from Albert Duling, et al. of record in Book 1876, page 533, Register's Office for said County; thence with the southwesterly line of said Church property, North 54 deg. 30' West, 200 feet to an iron pin; thence South 36 deg. 30' West, 100 feet to an iron pin; thence South 54 deg. 30' East, 200 feet to the center of County Hospital Road; thence with the center of said road, North 36 deg. 30' East, 100 feet to the point of beginning.

Being the same property conveyed to Leonard Cecil Brown by deed from Sandra J. Hayden and Samuel M. Hayden of record in Book 11236, page 523, Register's Office for Davidson County, TN.

Subject to right of way of County Hospital Road.

Subject to sewer easement of record in Book 3885, page 76, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1905 County Hospital Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 25th day of April 2007

Leonard Cecil Brown

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 Leonard Cecil Brown

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April 2007.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.