Recorded 4th

WARRANTY DEED

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: JAN 12, 2010

STATE OF Tennessee.
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

All-Star Title , 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelvin L. Pendergrass	**Kelvin L. Pendergrass**	**07116007300**
(NAME) **7133 Holt Run Dr.,**	(NAME) **SAME**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **SAME**	
(CITY) (STATE) (ZIP)	(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,

Reliant American Financial Services UBO

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

Kelvin L. Pendergrass , married

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 Davidson County, Tennessee, BEING the Easterly 60 feet on the easterly one half (1/2) of Lot No. 4 on the Map of Williams and Hayes Company's Belleview Plan, as shown by plat of record in Plat Book 332, Page 51, of the Register's Office of Davidson County, Tennessee, said easterly 60 feet of the easterly one half (1/2) of Lot No. 4 fronts 60 feet on the southerly side of Crockett Street and runs back between parallel lines 180 feet to a line in the rear measuring 60 feet thereon. Being the same property conveyed to Trevor L. Seidel by deed from Brett Eugene Fox and Jean Sercer Hart, both unmarried of record in Instrument 200609140113920 on 08/28/2006 and filed for record on 09/14/2006, Register's Office for said County. Also see deed to Reliant American Financial Services, UBO by deed of record in Instrument # 200610270133368.

This is improved X property, known as **804 Crockett Street, Nashville, TN 37207** (unimproved)

(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 **10th** day of **May, 2007.**

Reliant American Financial Services UBO

By: Trustee for Reliant American

ITS:

Financial Services UBO, a Business Trust Organized

Davidson County DEEDWARR
Recvd: 06/07/07 14:08 2 pgs
Fees:13.00 Taxes:111.00

20070607-0068474

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

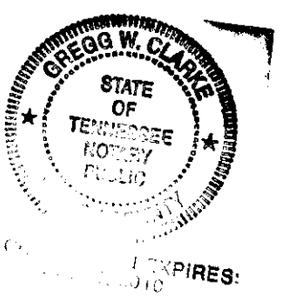
County of Davidson

Before me, Gregg W. Clarke of the state and county mentioned personally appeared **Paul A. Benson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Trustee** of **Reliant American Financial Services UBO**, the within named bargainor, a ~~corporation~~, Trust and that such **Paul A. Benson, Trustee**(president or other officer), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **Paul A. Benson, Trustee**(president or other officer).

Witness my hand and seal, at office in this **10th** day of May, 2007.

Notary Public

My Commission Expires:



Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Updated 11/04