WARRANTY DEED

File Number: 70126

Davidson County DEEDWARR
Recvd: 06/13/07 09:14 2 pgs
Fees:13.00 Taxes:481.00
20070613-0070661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHELBY COUNTY STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urushla L. Atkins	Lehman Brothers Bank, FSB	69-3-17.00
(NAME)	(NAME)	
3814 Fairview Drive	400 Professional Drive, # 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Gaithersburg, MD 20879	
(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, Ben Brown, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Urushla L. Atkins, 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:

Two tracts of land in said County and State as follows:

TRACT NO I: Being the westerly half of Lot No. 25 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.

Said part of Lot No. 25 fronts 37.5 feet on the northerly side of Fairview Drive and extends back 236 feet, more or less, on the easterly line and 233.feet on the westerly line to a dead line, measuring 37.6 feet thereon.

TRACT NO 2: Being Lot No. 25 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.

Said Lot No. 26 fronts 75 feet on the northerly side of Fairview Drive and runs back 233.7 feet on the easterly line and 228.1 feet on the westerly line, to a dead line in the rear, measuring 75.2 feet thereon.

Being the same property conveyed to John Henry Martindale and wife, Thelma G. Martindale by Installment Deed from W.S. Keith and wife, Magdalene Keith, of record in Book 4928, Page 717, Register's Office for Davidson County, Tennessee on July 1, 1975 Identification Reference 005329.

Being the same property conveyed to Ben Brown, a single person by deed from Thelma G. Martindale, a widow, dated August 10, 2005, of record in Instrument # 20050817-0097321, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3814 Fairview Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Ben Brown

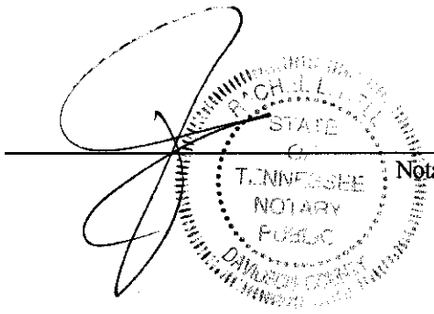
STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Davidson County, Tennessee, this 11 day of May 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009



Notary Public