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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/07 11:42 3 pgs
Fees:18.00 Taxes:444.00

20070621-0074215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th day of June 2007

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC AFFIX SEAL COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/28/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 201, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Colin L. Townsend (NAME) | First Magnus Financial (NAME) | MAP 71-14 |
| 12 Willis Street (ADDRESS) | 8 Cadillac Drive, Suite 100 (ADDRESS) | PARCEL 48 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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, Bethesda Community Development Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colin L. Townsend, A single person

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 Twelfth (12th) formerly the Seventeenth (17th) Civil District of Davidson County, Tennessee, Being Lots No. 1 and 2 on the unrecorded subdivision of the Isaac M. Willis property described as follows:

Beginning on the Easterly margin of Willis Street, formerly Napoleon Street, at a point 120 feet North of the Northerly margin of the Whites Creek Pike; thence with said Avenue Northwardly 95 feet, more or less, to the Southwest corner of the property conveyed to John Malone and wife, by deed from B.S. Snell and wife, of record in Book 549, Page 182, Register's Office for said County; thence Eastwardly 115 feet; thence Southwardly 95 feet, more or less, to a point 195 feet North of the Northerly margin of Whites Creek Pike; thence Westwardly 115 feet to the beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS PROPERTY TRANSFER IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning on the Easterly margin of Willis Street, formerly Napoleon Street, at a point 120 feet North of the Northerly margin of the Whites Creek Pike; thence with said Street Northwardly 45 feet, more or less; thence, S. 85 deg. E 115 feet, more or less; thence Southwardly along a parallel line to Willis Street a distance of 45 feet, to a point 195 feet North of the Northerly

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 12 Willis Street, Nashville, TN 37207
(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 19th day of June, 2007

Bethesda Community Development, Corporation

By:

Lalita M. Hodge, Executive Director

Lalita M. Hodge

LEGAL DESCRIPTION CONTINUATION

margin of the Whites Creek Pike; thence N. 85 deg. W. 115 feet, more or less, to the point of beginning.

Being the same property conveyed to Bethesda Community Development Corporation by Quitclaim Deed dated June 29, 2006, from Metropolitan Development and Housing Agency, of record by Instrument No. 20060714-0084846 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Metropolitan Development and Housing Agency by Warranty Deed dated October 9, 2001, from Gail Cantrell, of record by Instrument No. 20011010-0110273 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lalita M. Hodge and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Director and _____ respectively of the Bethesda Community Development the within named bargainor, and corporation, and that he as such Executive Director 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 Lalita M. Hodge as such Executive Director, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 19th day of June 2007.

My commission expires 9/22/07

DANIEL WISEHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public