WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2007

Notary Public

MY COMMISSION EXPIRES: 9/1/10
(AFFIX SEAL)

James M. Wells
State of Tennessee
Notary Public
Davidson County

Davidson County DEEDWARR
Recvd: 07/16/07 11:30 2 pgs
Fees:13.00 Taxes:1535.50
20070716-0084309

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Green	Southeast Financial Federal Credit Union	083-10-0-B
(NAME)	(NAME)	(MAP)
1813 Forrest Avenue	444 James Robertson Parkway	002.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Justin Emmanuel, married, and Anthony Emmanuel, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Robert B. Green and wife Shelean Newman-Green**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. "B" of 1811/1813 Forrest Avenue Townhomes, a Horizontal Property Regime located on Forrest Avenue, in Nashville, TN, together with Easements as shown on the plat of 1811/1813 Forrest Avenue Townhomes, recorded as Exhibit "A" to the Master Deed of record in Instrument No. 20070712-0082822, said Register's Office, and described in the Master Deed of 1811/1813 Forrest Avenue Townhomes recorded in Instrument No. 20070712-0082822, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1811/1813 Forrest Avenue Townhomes, contained in the Master Deed recorded in Instrument No. 20070712-0082822, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being part of the property conveyed to Justin Emmanuel and Anthony Emmanuel, by deed from March Edgerton, married, dated April 28, 2005, of record in Instrument No. 20050503-0049406, Register's Office for Davidson County, TN.

Kassi Emmanuel, spouse of Justin Emmanuel, and Lesley Emmanuel, spouse of Anthony Emmanuel, join in this conveyance for the purpose of conveying their marital interest, if any, in subject property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1813 Forrest Avenue, Nashville, Tennessee 37206

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 13th day of July, 2007.

Justin Emmanuel

Anthony Emmanuel

Kassi Emmanuel
By Justin Emmanuel, her Attorney-in-Fact

Lesley Emmanuel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Justin Emmanuel, Anthony Emmanuel and Lesley Emmanuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of July, 2007.

Notary Public

James M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 11/14/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Justin Emmanuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Kassi Emmanuel, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kassi Emmanuel, the bargainor, by the said Justin Emmanuel, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of July, 2007.

Notary Public

My Commission Expires: 11/14/09

James M. Wells State of Tennessee Notary Public Davidson County