WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/2007
(AFFIX SEAL)

John M. Wells State of Tennessee Notary Public Davidson County

Davidson County DEEDWARR
Recvd: 09/05/07 11:27 2 pgs
Fees:13.00 Taxes:518.00

20070905-0106535

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
Justin Emmanuel	Southeast Financial Federal Credit Union	083-10-O
(NAME)	(NAME)	(MAP)
6977 Calderwood Drive	444 James Robertson Parkway	271
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	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, **Ruth Imogene Warner, Trustee of the Ruth Imogene Warner Revocable Living Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Emmanuel and wife, Kassi Michelle Emmanuel and Anthony Emmanuel and wife, Lesley Mary Emmanuel**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of the easterly 8 feet of Lot No. 88 and the southerly part of the westerly 49 feet of Lot No. 89 on the Plan of Lockeland, a subdivision of the Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, August 28, 1957, as follows:

Beginning at an iron pin on the Northerly margin of Forrest Avenue, Morrow Street, which pin is 8 feet North 87 deg. West of the southwest corner of Lot 89, thence North 4 deg. 30 min. East 146.4 feet to an iron pin; thence with a fence line South 4 deg. 30 min. 145.5 feet, more or less, to a point in the Northerly margin of Forrest Avenue; thence with the margin of the same, North 87 deg. West 57 feet to the point of beginning.

BEING the same property conveyed to Imogene M. Warner and Stephen E. Warner, by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated January 15, 1992, of record in Book 8530, page 667, and being further conveyed to Ruth Imogene Warner Revocable Living Trust, by Quitclaim Deed from Ruth Imogene Warner, dated November 4, 2002, of record in Instrument No. 20021115-0141604, Register's Office for Davidson County, TN.

Imogene M. Warner is one and the same person as Ruth Imogene Warner.

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: 1815 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 hand this 31st day of August, 2007.

Ruth Imogene Warner, Trustee

Ruth Imogene Warner, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Imogene Warner, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of Ruth Imogene Warner Revocable Living Trust, the within named bargainor, a Trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Ruth Imogene Warner, as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of August, 2007.

Notary Public

My commission expires 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN