WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **17TH DAY OF SEPTEMBER, 2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/19/07 10:34 3 pgs
Fees:18.00 Taxes:283.05
20070919-0112034

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES: MARCH 03, 2010
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Lorena Carpenter	~~same~~ NTFN, Inc	**91-6-316**
5407 Kentucky Ave.	dba Premier Nationwide Lending	
Nashville, TN 37209	2001 Lakeside Parkway Flower Mound TX 75028	

FOR AND IN 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,

James C. Privett, unmarried,

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

Lorena Carpenter, a single person,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 57, pages 74&75, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **5407 Kentucky Ave.**
Nashville, TN 37209

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 not 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 ever 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 17th day of September, 2007.

James C. Privett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James C. Privett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 17th day of September, 2007.

Notary Public

My Commission Expires: _____

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
MARCH 31, 2010
ROBERTSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lots Nos. 1314 and 1316, of Block No. 182 on Plan 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Privett, unmarried, by Warranty Deed from William E. Sansom and wife, Jan D. Sansom, filed for record 01/28/2005 in Instrument No. 20050128-0010489, Register's Office for Davidson County, Tennessee.