PREPARED BY (AND RETURN TO):

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Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/04/08 13:57 2 pgs
Fees:13.00 Taxes:561.29
20080204-0011536

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patricia Brown Allen 1900 Richard Jones Road, D-1 Nashville, Tennessee 37215	Mortgage Investors Group 8320 W. Walker Springs Lane Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: 117150A10500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$151,700.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Luana H. Brandon, unmarried, and Jeffrey C. Brandon, unmarried,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Patricia Brown Allen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-1 also known as parcel No. 105 of Green Hills Terrace Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joan A. French by deed from Alice Franks Paulk, unmarried of record in Doc. No. 20041105-0133610, dated and executed on Nov. 1, 2004 and recorded on Nov. 5, 2004 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20050308-0025817 dated March 4, 2005 and recorded on March 8, 2005, subject property was conveyed to Charles W. Allison, Sr., and Ruby C. Allison, as tenants in common. By Order Approving Contract for Sale and Sale Price of Real Property, Docket No. 04P-1920 and Docket No. 06P-1405 in the Seventh Circuit Court for Davidson County, Tennessee. Also being the same property conveyed to Luana H. Brandon and Jeffrey C. Brandon, as joint tenants with right of survivorship by deed from Senior Citizens, Inc., as Conservator for Ruby C. Allison and Anita Parish, Conservator for Charles William Allison, Sr. by Paul Gontarek dated Nov. 1, 2007 and recorded on Nov. 5, 2007 of record in Doc. No. 20071105-0130240 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841 page 557, Book 9830 page 191, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Easement by M.C. Morris and Sidney Averbach, dedicated by Instrument of record in Book 4320, page 896, said Register's Office, which is as follows: "Do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project, but subject to the lien of the deed of trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry, party room and common recreation area."; Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

This is improved property, known as: 1900 Richard Jones Road, Unit D-1, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2008.

Luana H. Brandon

Jeffrey C. Brandon

State of TENNESSEE
County of DAVIDSON

On this 31st day of January, 2008 , before me the undersigned authority, personally appeared Luana H. Brandon and Jeffrey C. Brandon , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commissior Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $151,700.00

Affiant

Sworn and subscribed before me this the 31st day of January, 2008

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commissior Expires May 2, 2011

Notary Public