Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

39-B
File #08-1026

Davidson County DEEDWARR
Recvd: 02/07/08 10:05 2 pgs
Fees:13.00 Taxes:661.93
20080207-0012723

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Anastasia Dennis, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto James Lee Floyd and April Valeria Floyd,* 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:

*husband and wife

Being the northerly on-half (1/2) of Lot No. 9 of Block "B" on the Plan of Country Club Estates as of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50.0 feet on the westerly margin of Cardinal Drive, formerly Martha Avenue, and extends back between parallel lines 175.0 feet to a dead line.

Being the same property conveyed to Anastasia Dennis by deed from Christopher B. Harris and wife, Amanda B. Harris dated 12/12/02 of record in Inst. No. 20021217-0155692, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1406 Cardinal Avenue, Nashville TN, 37216.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 31st day of January, 2008

Anastasia Dennis

State of Tennessee)
County of Davidson)

On this 31st day of January, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anastasia Dawn Blackmon(s), 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.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 178,900.00.

X

Affiant

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

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
James Lee Floyd
1406 Cardinal Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
HOME LOAN CENTER DBA LENDING TREE LOANS
163 TECHNOLOGY DRIVE
IRVINE, CA 92618

TAX MAP-PARCEL #:
61-16-352