WARRANTY DEED



STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kameron Brainard	CUB Mortgage Ventures	08401006100
(NAME)	(NAME)	
2607 Air Park Drive	P. O. Box 10423	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Van Nuys, CA 91410-0423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William Allen Dickerson and wife, Evie Lee Dickerson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kameron Brainard, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 on the Plan of Dugger Heights, Section III, of record in Book 1835, Page 54, Register's Office for said County.

SAID Lot fronts 82 feet on t he easterly side of Airpark Drive and runs back 192 feet on the northerly line and 193.2 feet on the southerly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to William Allen Dickerson and wife, Evie Lee Dickerson, by Warranty Deed dated August 4, 1961 from Monica R. Merkel of record in Book 3255, Page 521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 02/25/08 16:11 2 pgs
Fees:13.00 Taxes:334.85
20080225-0018476

unimproved {symbol111\f "Wingdings" \s8}

This is improved {symbol253\f "Wingdings" \s8} property, known as 2607 Airpark Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31st day of January, 2008.

William Allen Dickerson

Evie Lee Dickerson

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Allen Dickerson and Evie Lee Dickerson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of January, 2008.

Commission expires:

Victor Hazelwood Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Notary Public