Davidson County DEEDWARR
Recvd: 07/29/08 10:33 2 pgs
Fees:13.00 Taxes:458.43

20080729-0077345

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of July, 2008, by and between Dejuan Buford, a married man, and Four Points Community Development Corp., a Tennessee Corp., party of the first part, and Valerie Watts, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Beginning on the southerly margin of Flora Avenue at a point 50 feet west of the northwest corner of the property conveyed to Rosa Lee Burns by deed from Chester Maxwell, of record in Book 2343, Page 168, Register's Office for said County; thence with said Avenue westwardly 50 feet to the corner of lots nos. 19 and 20; thence with the line between said two lots southwardly 71.8 feet; thence south 80 degrees 16' east 50.8225 feet to a point, 50.825 feet west of the southwest corner of said Burns property; thence northwardly 80.8 feet more or less, to the beginning.

Being all or part of the same property conveyed to Dejuan Buford and Four Points Community Development Corp. by virtue of that certain Quit Claim Deed dated March 30, 2006 and recorded at Instrument No, 20060404-0037950 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property was never occupied as its primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dejuan Buford

Four Points COC

By Dejuan Buford

Four Points Community Development Corp,
By Dejuan Buford, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dejuan Buford, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of July, 2008.

Notary Public

My Commission Expires: 9-19-09



State of Tennessee

County of Davidson

On the 14th day of July, 2008, before me the undersigned Notary Public of the State and County aforesaid, appeared Dejuan Buford, who proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself to be the Executive Director of Four Points Community Development Corp., the within named bargainor, and that he as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as an authorized signatory.

Notary Public

My Commission Expires: 9-19-09

Property Owner & Address: Valerie Watts
*

Tax Parcel No 14707014100

Property Address: * 340 Flora Maxwell
Nashville, TN 37



MAIL TAX
BILLS TO: AMERICAN EQUITY MORTGAGE
11933 WESTLINE INDUSTRIAL DR.
ST. LOUIS, MO 63146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $123,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of July, 2008.

Notary Public

My Commission Expires: 3-30-10

