(1)

Name and Address of New Owner:
Justin Emmanuel
Anthony Emmanuel
1614 Long Ave
Nashville TN 37206

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

Map & Parcel No.
94 2 16

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me on 12/22/08.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. MCBROOM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05/23/2011

Davidson County DEEDWARR
Recvd: 12/29/08 09:48 2 pgs
Fees:13.00 Taxes:259.00
20081229-0122693

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Paula Renee Evans unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Justin Emmanuel, married, and Anthony Emmanuel, married, as tenants-in-common., (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 1614 Long Ave Nashville TN 37206, County of Davidson:

Lot Number Two Hundred Nineteen (219) as shown on the plan of Edgefield Land Company's First Division as recorded in Book 57, page 130, Register's Office Davidson County, Tennessee.

According to the Plan, said Lot Fronts 50 feet on the South side of Long Avenue and running thence back from said Avenue between parallel lines 150 feet to an alley.

Being the same property conveyed to Paula Renee Evans by deed from Charles Michael Evans dated 7/1/95 and filed of record in Book 9719, page 122, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1614 Long Ave, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 12/22/08.

Paula Renee Evans

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Paula Renee Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22 day of December, 2008.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

My Commission Expires: