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

39-B
File #09-1062

BILL GARRETT, Davidson County
Trans:T20090022163 DEEDWARR
Recvd: 04/03/09 10:01 2 pgs
Fees:13.00 Taxes:736.30
20090403-0030207

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 **Margaret Mabury, married (also known as Margaret Maybury),** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Christian Henderson, unmarried and April Lawson, unmarried as joint tenants with right of survivorship,** 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:**

Being Lot No. 1 of the Christian Subdivision, the Plan of record in Instrument No. 2006082-90106415, Register's Office for Davidson County, TN.

Lot No. 1, Beginning on the westerly right of way of South Fifteenth Street at the Northeasterly corner of the herein described tract and the Southeasterly corner of Lot No. 2 on the aforementioned "Christian Subdivision"; thence with said right of way S 2 degrees 40' 40" W, 49.89 feet to the Southeasterly corner of this lot; thence N 87 degrees 58' 28" W, 149.70 feet; thence N 2 degrees 40' 48" E, 49.89 feet; thence S 87 degrees 58' 28" E, 149.70 feet to the point of beginning.

Being the same property conveyed to Margaret Maybury, married by Warranty Deed from Homegistics Corporation dated July 11, 2007 of record in Inst. No. 20070718-0085598, Register's Office, Davidson County, TN. Margaret Mabury and Margaret Mabury is the same person. Paul Mabury joins in this conveyance to convey any and all marital interest he may have in said property.

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: 320 South 15th Street, Nashville TN, 37206.

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 March, 2009.

Margaret Mabury

Paul Mabury by: Margaret Mabury, Attorney in Fact

Paul Mabury
By: Margaret Mabury, Attorney In Fact

State of Tennessee)
County of Davidson)

On this 31st day of March, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margaret Mabury , the bargainor(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

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee
County of Davidson

On this the 31st day of March, 2009, before me personally appeared Margaret Mabury, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul Mabury acknowledged that such person executed the same as the free act and deed of Margaret Mabury.

Notary Public

My commission expires: 7-25-09

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,000.00.

Affiant

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Sworn and subscribed before me on this the 31st day of March, 2009.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christian Henderson 320 South 15th Street Nashville, TN 37206	Capital Mortgage Finance Corp. 6310 Stevens Forest Road Columbia, MD 21046	83-13-534