WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/09 10:55 2 pgs
Fees:13.00 Taxes:364.45
20090403-0030292

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$98,500.00.**

Tierra Armstrong-Otis
Affiant

Subscribed and sworn to before me this 31st day of March 2009

Notary Public
My Commission expires: 8/10/12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tierra L. Armstrong-Otis	Bank of America, N.A.	081-10-0-047.00
2638 Delk Avenue	9000 Southside Boulevard, Building 700	
Nashville, TN 37208	Jacksonville, FL 32256	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Albender Bigham-Donelson and Danny McDowell, both unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tierra L. Armstrong-Otis, a married person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 29 on the Revised Map of Section Two, Normal Heights, of record in Book 2330, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albender Bigham-Donelson and Danny McDowell, both unmarried, as joint tenants with right of survivorship by deed from Lonya M. Allen, unmarried, on October 18, 2004, of record in Book 200410200126532, page , Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-10-0-047.00.
- Subject to all matters as shown on the Plan of record in Book 2330, page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2638 Delk Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 31, 2009.

Albender Bigham-Donelson

Danny McDowell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Albender Bigham-Donelson and Danny McDowell,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2009

My commission expires 8/10/12

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)