BILL GARRETT, Davidson County
Trans:T20090078218 DEEDWARR
Recvd: 11/17/09 13:41 2 pgs
Fees:13.00 Taxes:555.00
20091117-0105857

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRACI K. BOND	New Owner	**083-13-0-142.00**
(NAME) **1226 LILLIAN STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACI K. BOND, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 120 and the westerly 9 feet of Lot 119 on the Map of East Edgefield Plan of Lots as of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot and part of lot adjoin and front together 59 feet on the South of Lillian Street and run back between parallel lines, 170 feet to the northerly line of an alley.

Being the same property conveyed to Rare Earth Properties from The Bank of New York, as indenture trustee for the Encore Credit Receivables Trust 2005-2, by deed dated May 27, 2009 of record as Instrument No. 20090527-0048685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Book 21, page 147, said Register's Office and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1226 LILLIAN STREET, 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 10th day of November, 2009.

RARE EARTH PROPERTIES

Sheila F. Tidwell, Oasis Property, LLC

By: Oasis Property, LLC – Partner
Sheila F. Tidwell, Member

Connie M. Williams, MBR Worldwide Properties, LLC

By: Worldwide Properties, LLC- Partner
Connie M. Williams, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Sheila F. Tidwell**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of **OASIS PROPERTY, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **OASIS PROPERTY, LLC** to be a **GENERAL PARTNER OF RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 10th day of November, 2009.

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: **August 23, 2011**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Connie M. Williams**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the sole member of **WORLDWIDE PROPERTIES, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **WORLDWIDE PROPERTIES, LLC** to be a **GENERAL PARTNER OF RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 10th day of November, 2009.

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: **August 23, 2011**

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212