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

39-B
File #11-1007

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 **C & C Partnership, L.P., a Tennessee limited partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ivy Arnold**, 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 the easterly one-half of Lot No. 61 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 61 fronts 50.0 feet on the northerly margin of Westwood Avenue and runs back between parallel lines measuring 192.0 feet on each line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to C & C Partnership, L.P. by Quiclaim Deed from American Dream Builders, LLC dated November 23, 2010 of record in Inst. No. 20101130-0095003, Register's Office, Davidson County, TN. Furthermore, being the same property conveyed to American Dream Builders, LLC by Warranty Deed from Leydee H. DelTorro Hernandez, unmarried dated August 4, 2010 of record in Inst. No. 20100812-0063734, Register's Office, Davidson County, TN. Furthermore, being the same property conveyed to Leydee H. Del Torro Hernandez by Quitclaim Deed from Sergio Garcia Anllo dated June 22, 2007 of record in Inst. No. 20070802-0092214 and by deed of record in Book 11516, Page 55 and Book 9477, Page 916, Register's Office for Davidson County, TN.

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: 2506 Westwood Avenue, Nashville TN, 37212.

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 22 day of February, 2011.

C & C Partnership, L.P.

BY: Lloyd H. Craig, General Partner

BILL GARRETT, Davidson County
Trans:T20110011429 DEEDWARR
Recvd: 02/24/11 13:22 2 pgs
Fees:13.00 Taxes:2216.30
20110224-0015280

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lloyd H. Craig with whom I am personally acquainted and who upon his oath acknowledges himself to be the General Partner of C & C Partnership, L.P., the within named bargainor, and that as such General Partner being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 22 day of February, 2011.

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

Notary Public

Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 599,000.00.

Affiant

Sworn and subscribed before me on this the 22 day of February, 2011.

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

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ivy Arnold	SWBC Mortgage Corporation	104-15-319
2506 Westwood Avenue	5055 Maryland Way, Ste. 200	
Nashville, TN 37212	Brentwood, TN 37027	