#8896 Box 13

RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/29/04 15:18 2pgs
Fees:13.00 Taxes:717.80
20041229-0154200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Heidi Jo Clayton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2004.

Barn Jett
NOTARY PUBLIC

My commission expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/28/2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D~~ana~~ Witherington 273 Cumberland Circle Nashville, Tennessee 37214	~~Same as new owner~~ American Home Mortgage 7142 Columbia Gateway Drive Columbia, MD 21046	96-05-0-57

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY FOUR THOUSAND AND NO/100 ($194,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DAVA ERWIN, FORMERLY KNOWN AS DAVA KEARNEY, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **PATRICK D~~ana~~ WITHERINGTON, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the southerly part of Lot No. 48 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for Davidson County, and described as follows:

Beginning at the common corner of Lot Nos. 48 and 49 in the westerly margin of Cumberland Circle; running thence northerly along the west margin of said circle 100 feet to a point; thence westerly in a straight line 466 feet, more or less, to a point in the center of the rear line of said Lot No. 48; thence southerly along the rear line of lot, 45 feet to a point, the common corner of said Lots Nos. 48 and 49; thence in an easterly direction along the common boundary line between said lots, 465 feet to the beginning.

Being the same property conveyed to Dava Kearney by Warranty Deed from Todd J. Brown and wife, Monika A. brown, recorded January 5, 2003 in Instrument No. 20030106-0002091, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the subdivision plat of record in Book 843, page 16; Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 273 Cumberland Circle, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

I, **JASON SMITH,** husband of the aforementioned **DAVA ERWIN,** do hereby join in this conveyance to relinquish any and all rights, marital or otherwise, title and interest that I might have in and to said property as the husband of the aforementioned **DAVA ERWIN.**

WITNESS OUR HANDS, this the 29th day of November, 2004.

DAVA ERWIN, FORMERLY KNOWN AS DAVA KEARNEY

JASON SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dava Erwin, formerly known as Dava Kearney, and Jason Smith 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 seal, this the 29th day of November, 2004.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06