63

Kirby Title
45-A

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Nathan Poss 1148 Duncanwood Drive Nashville TN 37204	Countrywide Home Loans 4500 PARK GRANADA CALABASAS, CA 91302-1613	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $585,000.00

Affiant
Subscribed and sworn to before me on 04/18/05.

Notary Public

My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Map & Parcel No.
131-4-276

Davidson County DEEDWARR
Recvd: 04/22/05 09:35 2 pg:
Fees:13.00 Taxes:2164.50
20050422-0044906

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantees named herein, the receipt of which is hereby acknowledged, Patrick M. Whelan and wife, Robin C. Whelan, (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Nathan R. Poss and wife, Allison Poss, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in located in Davidson, Tennessee, being more particularly described as follows:

Being all of Lot No. 3, Revised Resubdivision of part of Lot 3 on the plan of W. W. Dillon and Company's Subdivision, as of record in Instrument No. 20010330-0030778, Registers Office for Davidson, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick M. Whelen and wife, Robin C. Whelan by Warranty Deed of record in Instrument No. 20020501-0053665, said Registers Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1148 Duncanwood Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 04/18/05.

Patrick M. Whelan

Robin C. Whelan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Patrick M. Whelan and wife, Robin C. Whelan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of April, 2005.

Notary Public

My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC DAVIDSON CO. My Commission Expires: SEPTEMBER 30, 2006