State of Tennessee
County of Davidson

This actual consideration or value -- whichever is greater- is $82,500.00

Affiant

Subscribed and sworn before me this the 30th day of August, 2005.

Notary Public

My Commission Expires: 9/17/07

Davidson County DEEDWARR
Recvd: 09/13/05 15:10 2 pgs
Fees:13.00 Taxes:305.25

20050913-0110198

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property **known as:**	**Send tax bills to:**
Richard Boren 300 Valeria St B Nashville, TN 37210	300 Valeria Street A & B Nashville, TN 37210	American Home Mortgage 520 Broadhollow Road Melville, NY 11747

Map 119-1 Parcel 375

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID M. BIRCHETT AND WIFE, PAULA R. BIRCHETT

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

RICHARD BOREN, A SINGLE PERSON

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 60 on the Map of Overhill City and W. H. Fox's Subdivision of Lots 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 67 feet on the northerly side of Valeria Street and runs back between parallel lines with the westerly margin of Burbank Avenue, 150 feet to an alley.

Being the same property conveyed to David M. Birchett and wife, Paula R. Birchett by Warranty Deed from Dora A. Bartolini of record in Instrument Number 20001109-0111566, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th day of August, 2005.**

David M. Birchett

Paula R. Birchett

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **David M. Birchett and Paula R. Birchett,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this **30th** Day of **August**, **2005.**

My Commission Expires:

3.25.09

Notary Public

