RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/02/05 15:09 2 pgs
Fees:13.00 Taxes:625.30
20051202-0145359

State of Tennessee
County of
The actual consideration or value whichever is greater is $169,000.00.

Subsribed and sworn before me this the 29th day of November, 2005.

Affiant

(Affix Seal) JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public 03.22.2008

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500853
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Rieka Favier
1087 General George Patton Drive
Nashville, TN 37221

Send tax bills to:
SAME

Map 142-9-D Parcel 83 CO

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,

William Birdwell and Kevin Birdwell and Melese Underwood

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Rieka Favier, unmarried

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 Unit No. 1087, together with the Carport designeated No. 1087-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5794, Page 526, the Plat of which is of record in Plat Book 5200, Page 356 and 360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to William Birdwell, Kevin Birdwell and Melese Underwood by Deed of record in Instrument No. 20010320-0026505; dated 3/16/01; said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Nereida Birdwell, spouse of William Birdwell, Renee Birdwell, spouse of Kevin Birdwell, and Greg Underwood, spouse of Melese Underwood, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

THIS IS IMPROVED PROPERTY KNOWN AS 1087 General George Patton Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 29th day of November, 2005.

William Birdwell By Kevin Birdwell As His Atty-In-Fact

Nereida Birdwell By Kevin Birdwell As Her Atty-In-Fact

Kevin Birdwell

Renee Birdwell

Melese Underwood

Greg Underwood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of November, 2005, before me personally appeared Kevin Birdwell to me known to be the person who executed the foregoing instrument on behalf of William Birdwell and Nereida Birdwell an acknowledged that she executed the same as the free act and deed of said William Birdwell and Nereida Birdwell.

Witness my hand and official seal, this 29th day of November, 2005.

My Commission expires:

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Jennifer Crowell
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Kevin Birdwell and Renee Birdwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day November, 2005.

My commission expires:

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Jennifer Crowell
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Melese Underwood and Greg Underwood, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day November, 2005.

My commission expires:

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Jennifer Crowell
Notary Public