WARRANTY DEED

AT-20060257

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of October, 2006.

(Affix Seal)

Notary Public

My Commission Expires: **6-26-07**

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jerry W. Ford	Countrywide Home Loans	142-11-0 024.00
7156 Birch Bark Drive	P.O. Box 5170	
Nashville, TN 37221	Simi Valley, CA 93062	

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, I/we, Amy L. Brill, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jerry W. Ford, an unmarried man, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 74 on the Plan of Section II, Valley West, as of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee, and further described as follows;

Said Lot No. 74 fronts 100.00 feet on the northwesterly side of Birch Bark Drive and extends back 193.19 feet ont he northeasterly line and 188.87 feet on the southwesterly line to a dead line in the rear on which in measures 110.08 feet.

Being the same property conveyed to Amy L. Brill, unmarried from Grand Capital Investments, LLC by Warranty Deed dated February 20, 2002 and recorded February 22, 2002 in Instrument #20020222-0022922, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 7156 Birch Bark Drive, Nashville, TN 37221.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their 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 my/our hand(s) this 3rd day of October, 2006

Amy L. Brill

Davidson County DEEDWARR
Recvd: 10/05/06 12:33 1 pgs
Fees:13.00 Taxes:721.50
20061005-0123883

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Amy L. Brill , the bargainor(s), 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 official seal at Williamson, Tennessee, this 3rd day of October, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY