WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/06 11:12 2 pgs
Fees:13.00 Taxes:832.50

20061227-0159135

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J. Brennan (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 171-3B
641 Old Hickory Blvd, #203 (ADDRESS)	801 Crescent Centre Dr., #510 (ADDRESS)	PARCEL 69
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jami J. Buckner and Jill C. Becker, beneficiaries of the Estate of M. Norris M Norris Jenkins, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick J. Brennan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 21 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M. Norris Jenkins, by deed dated 10/31/97 from Radnor Homes, Inc. of record in Book 10669, page 366, Register's Office for Davidson County, TN. The said M. Norris Jenkins having since died and the beneficiaries of the Will being Jami J. Buckner and Jill C. Jenkins (now being Jill C. Becker) in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P1312.

Subject to restrictions of record in Book 10126, page 435; Book 10224, page 683 corrected at Book 10294, page 850; Book 10393, page 11; Book 7798, page 843; By-Laws in Book 10126, page 489; Book 10275, page 959; Easements in Book 7993, page 269; Book 7851, page 712; Book 7358, page 643; Book 9607, page 431; Dedication in Book 10012, page 756; Charter in Book 10126, page 430, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plan of record in Book 9700, page 364, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., #203, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 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 our hand & this 20th day of December 2006

Jami J. Buckner by Jill C. Becker Attorney in fact

Jami J. Buckner by Jill C. Becker by Power of Attorney of record in Instrument No 20061227015913 4 RODC, TN

Jill C. Becker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill C. Becker

the bargainor _____, 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 Nashville, Tennessee, this 20th day of December, 2006.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 20, 2006 before me personally appeared Jill Jenkins to me known to be the person who executed the foregoing instrument in behalf of Jami J. Buckner and acknowledged that she executed same as the free act and deed of said Jami J. Buckner for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2006.

My Commission Expires

11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

Legal Description Continuation

The legal description is the same as the previous deed of record.