WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $430,000.00
Rebecca D Price
Affiant
Subscribed and sworn to before me
This 4 day of January, 2007
Tabatha Edwards
Notary exp: 11-24-07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

* Address of new owners:
2510 Ashwood Ave
Nashville, Tn 37212

Send tax bills to:
Lender
Countrywide Home Loans
4500 Park Granada
Calabasas CA 91302-1613

Map & Parcel:
10415003900

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **K-Lea Gifford**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto * **Kristin Russell and husband Rann Russell,** 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:

Being the easterly one-half of Lot Number 70 on the Plan of Sunset Park Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said easterly one-half of said Lot Number 70 fronts 50 feet along the northerly margin of Ashwood Avenue (formerly West Ashwood Avenue), and extends back between parallel lines (between the westerly one-half and said Lot Number 70 and Lot Number 69) a distance of 160.5 feet to the rear line, or south line, of Lot Number 91.

Being the same property conveyed to K-LEA GIFFORD, by deed from MARK DEUTSCHMANN, of record as Instrument No. 20051118-013938, dated June 21, 2005, said Register's Office.

Subject to Reciprocal Drive Way Agreement of record in Book 10803, page 541, said Register's Office.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: 2510 Ashwood Ave Nashville, Tn 37212
OR The property is unimproved.

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, his heirs and assigns forever; and we 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 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 01/04/07 16:13 2 pg
Fees:13.00 Taxes:1591.00
20070104-0001896

Witness our hands this 2 day of January, 2007.

K-Lea Gifford

K-Lea Gifford

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 K-Lea Gifford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 2 day of January, 2007.

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007