Davidson County DEEDWARR
Recvd: 01/09/07 14:49 2 pgs
Fees:13.00 Taxes:658.60

20070109-0003921

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

BOX 50-B RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2007.

Notary Public
My commission expires: ~~11/22/08~~ 1.26.09

07-0612-83130

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew P. Cherry	Countrywide Home Loans, Inc.	147-06-0-016
209 Garrett Drive	P.O. Box 660694	
Nashville TN 37211	Dallas, TX 75266	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Michael Walsh, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew P. Cherry and wife, Kristen W. Cherry,** hereinafter called the Grantees, their successors 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 Lot No. 401, on the Plan of Caldwell Hall, Section IV, of record in Book 3106, Page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Michael Walsh by deed from Annie A. Trauernicht, dated June 30, 2005, recorded July 11, 2005, of record in Instrument No. 20050711-0079677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 209 Garrett Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of January, 2007.

Kevin Michael Walsh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kevin Michael Walsh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 5th day of January, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

