WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/07 09:57 2 pgs
Fees:13.00 Taxes:390.35
20070207-0015943

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,500.00.**

Affiant

Subscribed and sworn to before me this 5 day of February 2007

Notary Public

My Commission expires: 5/13/10

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brandon Birdwell	SAME	096-06-0-094.00
2924 McCampbell Avenue		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Citychoice Realtors, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brandon Birdwell and wife, Tiffany Birdwell**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 159 on the plan of Clover Hill, Section I, of record in Book 2083, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 159 fronts 70 feet on the southerly side of McCampbell Road and extends back between lines 220.4 feet on the westerly side and 240 feet on the easterly side to a dead line in the rear, measuring 71.6 feet thereon.

Being the same property conveyed to Beverly J. Chinnery, unmarried, by deed from Michael Wayne Shelton and wife, Barbara Sue Shelton, on August 31, 2001, of record in Instrument Number 20010904-0095579, Register's Office for Davidson County, Tennessee. And further conveyed to Citychoice Realtors, Inc. by Quitclaim Deed from Beverly J. Chinnery, unmarried of record in Instrument Number 20070116-0006001, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 096-06-0-094.00.
- Subject to all matters as shown on the Plan of record in Book 2083, page 38, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2145, page 262, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2924 McCampbell Avenue, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this February 1, 2007.

Citychoice Realtors, Inc.

BY: President & CEO

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of February, 20 07, before me, appeared Douglas Gilbert, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of City Choice Realty, Inc, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Douglas Gilbert, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/12/10

ANDREW H. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY