This instrument prepared by: After recording return to:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/02/07 10:23 2 pgs
Fees:13.00 Taxes:314.13

20070502-0052297

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of April, 2007, by and between Robert Warner, a married man, party of the first part, and Kristina Warner, a married woman , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Nos. 41 and 42 of Block "B" on the plan of Highland Park, of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Robert Warner, by virtue of that certain Warranty Deed dated August 9, 2006, at Instrument No. 20060809-0098258 in the Register's Office of Davidson County, Tennessee. being previously conveyed to Neal Hargrove, dated August 3, 2006 of record in Instrument No. 20060804-0095771. Being previously conveyed to Wilson Enterprises, Inc., dated July 11, 2006 at Instrument No. 20060719-008724. Being previously conveyed to Steven P. Jeffords, dated July 10, 2006 at Instrument No. 20060719-0087246 and being previously conveyed to Rolanda N. Amos, dated January 1, 2003, at Instrument No. 20030203-0014370, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert Warner, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Kristina Warner

Tax Parcel No 060-12-0 023.00

Property Address: 2908 Morningside Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: Countrywide Home Loans
P.O. Box 10219
Van Nuys, CA 91410-0219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $84,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kristina Warner
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

