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Rudy Title Book 485

Davidson County DEEDWARR
Recvd: 05/07/07 08:28 2 pgs
Fees:13.00 Taxes:1254.30

20070507-0054191

WARRANTY DEED

B-DL-07-1313

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-2010
(AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Sommer	COUNTRYWIDE HOME LOANS, INC	
1313 Gartland Avenue (ADDRESS)	P.O. BOX 660694 (ADDRESS)	83-9-63
Nashville, TN 37206 (CITY) (STATE) (ZIP)	DALLAS, TX 75266-0694 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER R. BIRD AND VICTORIA E. BIRD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENISE SOMMER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY ONE-HALF OF LOT NO. 7 IN BLOCK 1 IN D.H. BAILEY'S SUBDIVISION OF THE ALLISON PROPERTY, A PLAN OF WHICH IS RECORD IN BOOK 161, PAGE 73, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY ONE-HALF OF LOT NO. 7 FRONTS FIFTY FEET ON THE NORTHERLY SIDE OF GARTLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER R. BIRD AND WIFE, VICTORIA E. BIRD BY WARRANTY DEED FROM MICHAEL K. HESTER, UNMARRIED, RECORDED ON THE 3RD DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050303-0023323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 73, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1313 Gartland Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 27th day of April, 2007.

Christopher R. Bird

Victoria E. Bird

STATE OF Tennessee
COUNTY OF Davidson

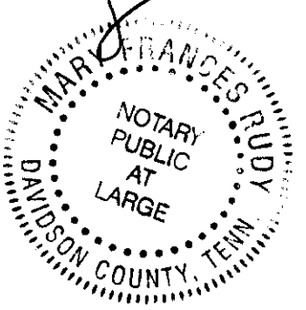
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher R. Bird and Victoria E. Bird, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL) 7-24-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903