(1)

Davidson County DEEDWARR
Recvd: 05/09/07 09:50 2 pgs
Fees:13.00 Taxes:510.60
20070509-0055593

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Michael T. Irwin
2120 Lebanon Pike #85
Nashville TN 37211

SEND TAX BILL:

COUNTRYWIDE HOME LOANS, INC.
4500 PARK GRANADA MSN# SVB-314
CALABASAS, CA 91302-1613

MORTGAGEE:

MAP AND PARCEL:
MAP 95-5B
PARCEL 167 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KISS Partners**, ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Michael T. Irwin, an unmarried man** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 85, as depicted on Exhibit A-2 of the Declaration of Covenants, Conditions and Restrictions Establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753 and Instrument No. 20031007-0147961, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to KISS Partners by deed from R.J. York Homes, LLC, dated December 17, 2004, of record in Instrument No. 20041221-0151287, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2120 Lebanon Pike, # 85, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns,

against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30 day of April, 2007.

KISS Partners

BY: _____
Eric P. Johnson, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Eric P. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of KISS Partners, the within named bargainor, a Tennessee partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the KISS Partners partnership by himself as such Partner.

Witness my hand and official seal this 30 day of April, 2007.

_____
~~Notary~~ Public

My Commission Expires: 09/25/2010

JANNIE BURTON BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 30th day of April, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 01/20/2010

REBECCA S. LLOYD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.