THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26612-05-2007** **Record & Return To:** **Jack Case Wilson Title** **3931A Gallatin Pk** **Nashville, TN 37216** d 1055	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $213,000.00. EWard Affiant Subscribed and sworn to before me this 31st day of May, 2007. Rebekah J. Sims Notary Public My Commission Expires: 3-20-2010 REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jonathan D. Mahaffey, Kelsey D. Mahaffey 900 Potter Lane Nashville, TN 37206	**Send Tax Bills To:** Countrywide Home Loans, Inc P.O. Box 10423 Van Nuys, CA 91410-0423	**Tax Information:** Map and Parcel No.: 083120127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrea Cunningham, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan D. Mahaffey and Kelsey D. Mahaffey** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 Potter Lane, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Brian Cunningham joins in the execution of this instrument to convey any and all rights he may have, especially his marital rights, in the subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2007.

Brian Cunningham

Andrea Cunningham

Davidson County DEEDWARR
Recvd: 06/08/07 14:02 2 pgs
Fees:13.00 Taxes:788.10
20070608-0069006

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian Cunningham and Andrea Cunningham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2007.

Notary Public

My Commission Expires:

ELIZABETH V. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Section Five Rosewood Heights (erroneously referred to as Roxwood Heights in the previous deed of record) as of record in Plat Book 2331, page 39, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Andrea M. Cunningham by deed dated July 29, 2005 from Samuel A. Brown and wife, Ayanna Fitima Brown of record in Instrument No. 20050808-0093578, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3992, page 29, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 39, Register's Office for Davidson County, Tennessee.