39-B

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***289,500.00.

Affiant

Subscribed and sworn to before me this 26th day of June, 2007.

Notary Public

My Commission Expires: 03.22.2008

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 07/05/07 10:12 2 pgs
Fees:13.00 Taxes:1071.15
20070705-0079865

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Margaret Holland Brady 5612 Kendall Drive Nashville, TN 37209	Countrywide Home Loans 3011 Armory Drive Nashville, Tennessee 37204	MAP 103-06-0 PARCEL 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty-Nine Thousand Five Hundred and 00/100 Dollars ($***289,500.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Kristian Klaene and Mary Ann Miranda, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Margaret Holland Brady,* ~~a married woman,~~ (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* and husband Keith Brady,

BEING Lot No. 4, Brookside Courts, Addition No. 2, of record in Plat Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Kristian Klaene and Mary Ann Miranda from Timothy M. Carey, unmarried, and Susan G. Fryzel, unmarried by deed dated June 30, 2004, of record as Instrument No. 20040812-0097295 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5612 Kendall Drive Nashville, Tennessee 37209

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Brookside Courts of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of June 2007.

Kristian Klaene

Mary Ann Miranda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristian Klaene and Mary Ann Miranda, the bargainors, 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 and official seal this 26th day of June 2007.

Notary Public

My Commission Expires: 03.22.2008

JASON GRIFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE