RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/06/07 12:17 2 pgs
Fees:13.00 Taxes:1539.20
20070706-0080750

WARRANTY DEED

This Instrument Prepared by
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $416,000.00
Affiant
Subscribed and sworn to before me
This 2nd day of July, 2007
Notary exp 03.22.2008

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Address of new owners:	Send tax bills to:	Map & Parcel:
2804 Brightwood Ave Nashville Tn 37212	Countrywide Home Loans 919 Merchants Walk Huntsville, AL 35801	117-4-238

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Annabeth Headrick, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David A. Frederick, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the plan of Belmont Terrace, of record in book 421, page, 101, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Annabeth Headrick by Warranty Deed from William D. Owen and wife, Tatiana Dillingham Owen dated May 1, 2000 and filed for record as Instrument no. 20000504-0044970, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Ross Kauffman is executing this document for purposes of relinquishing his marital interest in this property.

x The property is improved with an address of: **2804 Brightwood Ave Nashville Tn 37212**

OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 2 day of July, 2007.

Annabeth Headrick

Ross Kauffman

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 Annabeth Headrick and Ross Kauffman, 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 2 day of July, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010