THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15129

Davidson County DEEDWARR
Recvd: 07/27/07 14:58 2 pgs
Fees:13.00 Taxes:399.97

20070727-0089686

Property Address:
3880 Priest Lake Dr. #69, Nashville, TN 37217 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alphonse V. Paolillo Jr., unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Danielle Baird, unmarried** , hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

A certain condominium apartment being Townhouse 69, Building 27 and the garage therewith in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase II, as shown by plat of record in Book 4675, Page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Madalyn C. Baker, dated September 22, 2000, and recorded October 11, 2000, in the Register's Office for Davidson County, Tennessee, Instrument Number 200010110100792.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 23 day of July, 2007.

Alphonse V. Paolillo Jr. {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 23 day of July, 2007, before me, the undersigned officer, personally appeared Alphonse V. Paolillo Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $108,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 24 of July, 2007.

Notary Public

My Commission expires: 9-16-10

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Danielle Baird
3880 Priest Lake Drive #69

Nashville, TN 37217

Person Or Entity Responsible For Payment Of Taxes:
Countrywide Home Loans

PO Box 660694

Dallas, TX 75266-0694

Tax Parcel ID#: 136-03-0-B-024.00CO