(2)

WARRANTY DEED

This Instrument Prepared by & return to:
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 $245,000.00
Affiant
Subscribed and sworn to before me
This 29 day of August, 2007
Notary exp: 11/24/07

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address of new owners:
819 Horner Avenue
Nashville, TN 37204

Send tax bills to:
Same

Map & Parcel:
118-02-0-152

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, I **Brandi J. Oelkers, Unmarried** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Cynthia Renee French,** unmarried , 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Map of Kirkwood Heights Subdivision, Section 4, a part of the W. T. Berry Estate, of record in Plat Book 1130, page 18, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description thereof.

Being the same property conveyed to BRANDI J. OELKERS, UNMARRIED, by deed from BARRY R. HALDERMAN AND WIFE, SUSAN M. HALDERMAN, of record as Instrument No. 20051209-0148199, dated October 5, 2005, said Register's Office.

Davidson County DEEDWARR
Recvd: 09/12/07 14:38 2 pgs
Fees:13.00 Taxes:906.50
20070912-0109560

The 2007 County 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.

Matters shown on the Plan of record in Plat Book 1130, Page 18, Said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1153, Page 296, as amended in Book 4333, Page 825, Said Register's Office.

x The property is improved with an address of: **819 Horner Avenue Nashville, TN 37204**

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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that she is 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 myself, my 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.

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 my hand this 22 day of August, 2007.

Brandi S Oelkers by

Brandi J. Oelkers

Barbara Moutenot her attorney in fact

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Barbara Moutenot**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said, **Barbara Moutenot** to me known to be the person who executed the foregoing instrument in behalf of **Brandi J. Oelkers**, acknowledged that he executed the same as the free act and deed of said **Brandi J. Oelkers**, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said **Brandi J. Oelkers**, and appearing of record as instrument no. 20070912-0109559, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 22 day of August, 2007.

Tabatha Edwards
Notary Public

My commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007