(1)

WARRANTY DEED

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

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

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $590,304.00
Affiant
Subscribed and sworn to before me
This 7 day of September, 2007
Notary exp: 11/24/07

Address of new owners:	Send tax bills to:	Map & Parcel:
1404 Paris Ave	Countrywide Bank	118-01-0-073
Nashville Tn 37212	801 Crescent Center Dr #510	
	Franklin Tn 37067	

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, **John Trim**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John Fairhead and wife Mackenzie Fairhead**, 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. 46 of the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 46 fronts 62.5 feet on the northerly side of Paris Avenue, and runs back between parallel lines, 130.5 feet to an alley.

Being the same property conveyed to JOHN TRIM, by deed from EUGENE C. CANNON AND INDIA B. CANNON, of record as Instrument No. 20041104-0132897, dated October 29, 2004, said Register's Office.

Subject property has never been the primary residence or marital residence of John Trim and wife.

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.

x The property is improved with an address of: ***1404 Paris 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.

Davidson County DEEDWARR
Recvd: 09/24/07 15:10 2 pgs
Fees:13.00 Taxes:2184.12
20070924-0113912

Witness our hands this 7 day of September, 2007.

John Trim

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 John Trim, 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 7 day of September, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

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

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds