PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 11/21/07 07:54 2 pgs
Fees:13.00 Taxes:333.00
20071121-0136083

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

W & I Ref:(db) Title No: 49003
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryan Letcher ~~xxxxxxxxxxxxxxxxxx~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxx~~ 1010 Ozark Street, Nashville, TN 37206	Countrywide Bank, FSB P.O. Box 660694 Dallas, TX 75266-0694

TAX MAP-PARCEL NUMBERS: 09308004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$90,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Webb and spouse, Celeste Webb**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Bryan Letcher, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 58 on the Map of Haynie's Central Park Plan of record in Book 161, Page 116 Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Stephen Webb and wife, Celeste Webb by deed from Terry L. Kemp and wife, Tammy L. Kemp of record in Document No. 20050422-0045305 dated and executed on April 8, 2005 and recorded on April 22, 2005 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan of record in Book 161, Page 116, said Register's Office.

This is improved property, known as: 1010 Ozark Street, Nashville, Tennessee 37206.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 2007.

Stephen Webb

Celeste Webb

Stephen Webb

Celeste Webb

State of TENNESSEE

County of DAVIDSON

On this 15th day of November, 2007, before me the undersigned authority, personally appeared Stephen Webb and Celeste Webb, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Sworn and subscribed before me this the 15th day of November, 2007.

Notary Public

My Commission Expires: 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.