WARRANTY DEED

R-RME-07-7420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tish Z. Beard	COUNTRYWIDE BANK, FSB	
7420 Hallows Drive (ADDRESS)	P.O. BOX 660694 (NAME)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	DALLAS, TX 75266-0694 (ADDRESS) (CITY) (STATE) (ZIP)	128-9-50

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BERTHA BERKON, WIDOWED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TISH Z. BEARD AND HUSBAND, DAVID A. BEARD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 28, DUNAWAY WOODS, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 132, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MEYER E. BERKON AND WIFE, BERTHA BERKON BY DEED FROM I. R. SCHULMAN, TRUSTEE, RECORDED ON THE 24TH DAY OF SEPTEMBER, 1980 iN BOOK 5655, PAGE 391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MEYER E. BERKON HAVING SINCE SINCE DIED ON APRIL 25, 1996, LEAVING BERTHA BERKON AS THE SOLE-SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 132; BOOK 5393, PAGE 651; BOOK 4589, PAGE 112; BOOK 4851, PAGE 918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 7420 Hallows Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 11/29/07 15:10 2 pgs
Fees:13.00 Taxes:943.50

20071129-0138667

Witness my/our hand(s) this 26th day of November, 2007.

Bertha Berkon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bertha Berkon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of November, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903