WARRANTY DEED

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th MB day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sheila Barnard	Countrywide Bank, FSB	Parcel ID:
2934 Leatherwood Drive	2021 N. Gallatin Road, Suite 280	09610011100
Nashville, TN 37217	Madison, TN 37115	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kenneth Rawlins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sheila Barnard
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:

* BEING Lot No. 258, on the Plan of Cloverhill Section No. V, of record in Plat Book 2133, Page 88, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Rawlins by Warranty Deed from Julie Anne Wilbanks, an unmarried woman, of record in Instrument 20050412-0040630, said Register's Office.

This conveyance is subject to (1) All matters appearing on the plan of record in Book 2133, page 88, and (2) Restrictive Covenants of record in Book 2145, page 262, and Book 2273, page 88, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2934 Leatherwood Drive, Nashville, TN 37217

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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of December, 2007.

Kenneth C. Rawlins
Kenneth Rawlins

* (Re-typed for legibility:) - First Line
BEING Lot No. 258, on the Plan of Cloverhill Section No. V, of record in Plat Book 2133, Page 88 Register's

STATE OF TEXAS
COUNTY OF GRAYSON

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

Witness my hand and official seal at this 15 day of December, 2007.

My Commission Expires: 9-7-09

Notary Public

Notary Seal present but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 12/21/07 15:33 1 pgs
Fees:13.00 Taxes:428.83

20071221-0146789