WARRANTY DEED Davidson County DEEDWARR Recvd: 02/08/08 12:59 2 pgs Fees:13.00 Taxes:1369.00 20080208-0013246	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $370,000.00 Affiant Subscribed and Sworn to me, this 6th day of February, 2008. Notary Public My commission expires: 3-21-09 PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Suzanne Myers James Myers 6620 Clearbrook Drive Nashville, TN 37205	Citylife Lending Group, LLC 8480 Stagecoach Cr Frederick, MD 21701	MAP & PARCEL 12906004300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I. **David M. Erwin,** married, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **James Myers and wife Suzanne Myers**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 117 on the plan of West Meade Park, Section One, of record in Book 2900, pages 103 and 104, Register's Office for said County, described as follows:

Beginning at an iron pin located in the westerly margin of Clearbrook Drive at the common corner of Lot Nos. 116 and 117 of said subdivision; thence with the line between said two lots westerly 297.1 feet to an iron pin located at the northeast corner of Lot No. 118 of said subdivision; thence with the line between said Lot Nos. 117 and 118 northerly 276.9 feet to the southerly margin of Clearbrook Court; thence with the southerly margin of Clearbrook Court around a slight curve to the left easterly 152.2 feet to a concrete monument at the beginning of a curve; thence around a curve to the right, having a radius of 25 feet; southeasterly 36.2 feet to a concrete monument in the westerly margin of Clearbrook Drive; thence with the westerly margin of Clearbrook Drive around a slight curve to the left, southerly 129.5 feet to the point of beginning.

Being the same property conveyed to David M. Erwin by deed dated 9/25/06 from Ethel Zeitlin of record in Instrument No. 20060928-0120020, Register's Office for Davidson County, Tennessee.

Shirey Erwin joins in this conveyance to convey any interest she may have as the wife of David M. Erwin.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2900, Pages 103-104, said Register's Office.

Subject to restrictions of record in Book 3102, Page 381 , said Register's Office.

This is (x) improved ( ) unimproved property known as 6620 Clearbrook Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 6th day of February, 2008.

David M. Erwin
David M. Erwin

Shirey Erwin
Shirey Erwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David M. Erwin and Shirey Erwin** the within named bargainors, 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 at Nashville, Tennessee, this 6th day of February, 2008.

Phyllis Keenan
Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY