THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,825.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2008. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/27/08 09:37 2 pgs
Fees:13.00 Taxes:435.95
20080227-0019098

JAMES A. WASCHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clement E. Luberecki, Jr.	Countrywide Bank, FSB	MAP 72-04
1435 Inglewood Circle North	P. O. Box 66069	PARCEL 57
Nashville, TN 37216	Dallas Tx 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Valerie Leigh Barfield, sole heir under the Will of Marie C. Barfield**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clement E. Luberecki, Jr. and wife, Kelley J. Luberecki**

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 number 17 of Block "B" on the Map of Inglewood Terrace Subdivision, as of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Isaac D. Barfield and wife, Marie C. Barfield by deed dated April 6, 1962 and recorded in Book 3371, page 225, said Register's Office. The said Isaac D. Barfield has since died (April 23, 1992) leaving Marie C. Barfield as the survivor of their tenancy-by-the-entireties. The said Marie C. Barfield has also since died (April 11, 2006); under her Last Will and Testament (filed under docket number D-1983 in the Probate Court of Shelby County, Tennessee) the described property vested in Valerie Leigh Barfield.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1435 Inglewood Circle North, Nashville, TN 37216.**

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 the 28 day of February, 2008.

Valerie Leigh Barfield

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 **Valerie Leigh Barfield** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of February, 2008.

My Commission expires 1-9-12

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

Notary Public