THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15361

Davidson County DEEDWARR
Recvd: 03/07/08 10:19 2 pgs
Fees:13.00 Taxes:320.76
20080307-0023115

Property Address:
901 Berry Street, Old Hickory, TN 37138 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **George F. Beard, unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Robinson, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 73, on the Plan of Section D, Village of Old Hickory, as shown by plat of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Jerry C. Malone Jr., unmarried, dated June 20, 2003, and recorded June 24, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 20030624-0086774.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

5th RH

WITNESS Grantor's hand this ~~4th~~ day of March, 2008.

George F. Beard {Seal}
George F. Beard

State of TENNESSEE
County of DAVIDSON

5th RH

On this the ~~4th~~ day of March, 2008, before me, the undersigned officer, personally appeared George F. Beard, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $86,691.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 4th of March, 2008.

Notary Public

My Commission expires: 6-22-09

Name of Owner and Property Address:
Jennifer Robinson
901 Berry Street

Old Hickory, TN 37138

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Person Or Entity Responsible For Payment Of Taxes:
~~Jennifer Robinson~~ Countrywide Bank, FSB
P.O. Box 2962

Phoenix, AZ 85062-2962

Tax Parcel ID#: 044-15-0 095.00