Box 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 03/25/08 15:45 3 pgs
Fees:18.00 Taxes:477.30
20080325-0030105

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to: and**	**Map-Parcel:**
Julia Wheeler 2824 Branwood Drive Nashville, TN 37214	Countrywide Home Loans, Inc. 400 Countrywide Way Simi Valley, CA 93065	09614002400

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, I/we, **Modris Strauss, Sandra Strauss Richie and Arturs Ernests Strauss, heirs to the Estate of Arnolds Strauss** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julia Wheeler, an unmarried woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 114 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Twin Lawn Drive, the corner of Lot Nos. 114 and 115; thence in a northerly direction along the line between said Lots, 146.0 feet to a point, the common corner of Lots Nos. 113, 114 and 115; thence in a westerly direction along the line between Lots Nos. 113 and 114, 122.9 feet to a point in the easterly margin of Branwood Drive; thence southwardly 95.0 feet to a point; thence in a southeasterly direction around a curve 39.3 feet to a point in the northerly margin of Twin Lawn Drive; thence in an easterly direction 90.0 feet along said margin to the point of beginning.

BEING the same property conveyed to Arnolds Strauss and wife, Irene J. Strauss by deed from S. K. Grayson and wife, dated February 20, 1963, and filed of record in Book 3506, page 491, Register's Office for said County. The said Irene J. Strauss having predeceased Arnolds Strauss. Pursuant to an Affidavit of Heirship, title vests in Modris Strauss, Sandra Strauss Richie and Arturs Ernests Strauss as sole heirs to the estate of Arnolds Strauss.

THIS conveyance is subject to any and all existing easements, restrictions and building requirements of record.

This is improved property known as: 2824 Branwood Drive, Nashville, TN 37214

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 whosoever.

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 our hands on the date appearing before the Notary Public .

Modris Strauss

Arturs Ernests Strauss

Sandra Strauss Richie

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 20th day of March, 2008, before me personally appeared Modris Strauss and Arturs Ernests Strauss, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

OLLIE MAI PARSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 22, 2010

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

On this 21st day of March, 2008, before me personally appeared Stephen W. Grace to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sandra Strauss Richie and acknowledged that he executed the same as the free act and deed of said Sandra Strauss Richie..

Witness my hand and official seal.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Sworn to and subscribed before me
this 20th day of March, 2008.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010