THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 04/18/08 12:22 2 pgs
Fees:13.00 Taxes:799.20

20080418-0039507

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,000.00.

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 10.16.09

(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison L. Kennedy	Countrywide Bank, FSB	MAP 103-16-G
4202 Harding Pike # 103	P.O. Box 961206, FTWX-22	PARCEL 103
Nashville, TN 37205	Fort Worth, TX 76161	
(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, **Bonnie Davis Needham**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison L. Kennedy, an unmarried woman**

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 Unit No. 103 of the Brookfield Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6976 page 887, Registers office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements apurtenant to said Unit as set forth in the Master Deed. Reference is hereby made to the Condominium Site Plan as shown on Exhibit "C" to the Master Deed of record in Book 6976 page 956-958, said Registers Office, for a more complete legal description of said Unit.

Being the same property conveyed to Bonnie Davis Needham, unmarried, by deed from Deborah Milligan Dray and husband, Robert J. Dray, Jr., of record as Instrument No. 20060410-0040860, in the Registers Office for Davidson County, Tennessee, dated March 31, 2006.

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 ( ) UNIMPROVED

(X) IMPROVED property known as **4202 Harding Pike # 103, Nashville, TN 37205.**
AKA 4202 W End Ave #103

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(s) this the 16th day of April, 2008.

Bonnie Davis Needham

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 **Bonnie Davis Needham** 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 16th day of April, 2008.

My Commission expires May 24, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of April, 2008.

My Commission expires _____

_____
Notary Public