Dav. Co. File Box 8

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brendan B. O'Hern
5612 Vine Ridge Drive
Nashville, TN 37205

MORTGAGEE:
Countrywide Bank, FSB
P. O. Box 660694
Dallas, TX 75266-0694

Davidson County DEEDWARR
Recvd: 06/18/08 14:59 2 pgs
Fees:13.00 Taxes:910.94

20080618-0062917

SEND TAX BILL TO:

Mortgagee

MAP 103-10
GROUP
PARCEL 33.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joshua Sterling Edwards, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brendan B. O'Hern and wife, Elisa D. O'Hern**, 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 No. 32 on the Plan of Section 3, Brookside Courts Addition No. 4, of record in Plat Book 2083, page 25, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Joshua Sterling Edwards by deed from Bradley Burton Lance, married of record in Instrument no. 20051205-0146141, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to: Real property taxes for 2008 and subsequent years; all of those facts, conditions and limitations as shown on the Plat of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

This is **improved** property known as **5612 Vine Ridge Drive, Nashville, Tennessee 37205.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 **16th** day of **June, 2008.**

Joshua Sterling Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joshua Sterling Edwards**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of June, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $246,200.00.

AFFIANT

Subscribed and sworn to before me on this 16th day
of June, 2008.

NOTARY PUBLIC

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-20-2010