(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 04/27/09
(AFFIX SEAL)

JACKIE LAWRENCE WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 2009

P-08-5520

THIS INSTRUMENT WAS PREPARED BY
Preston Title, LLC
1600 West End Ave. Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Brenkert	First Tennessee Home Loans	
5520 Seesaw Road	(NAME) 2525 West End Ave. #400	172-12-0A-091.00 CO
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEANNE NIRIDER, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY E. BRENKERT AND WIFE KATIE M. BRENKERT, hereinafter called the Grantees, their heirs and assigns, that 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. 134 on the Plan of Section Five, Bradford Hills of record in Plat Book 7900, Page 6 and Book 7900, Pages 287 and 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeanne Tanner, unmarried by Warranty Deed from Robert L. Nipper and wife, Wanda M. Nipper of record in Book 10004, Page 71, in the Register's Office for Davidson County, Tennessee, dated March 29, 1996. Jeanne Tanner is now known as Jeanne Nirider.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5520 Seesaw Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 06/25/08 08:00 2 pgs
Fees:13.00 Taxes:795.50

20080625-0065125

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/our hand(s) this 19th day of May, 2008.

Jeanne Nirider

Henry Nirider

STATE OF Texas

COUNTY OF County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne & Henry Nirider, the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June 2008.

Elaine R. Smith
Notary Public

My Commission Expires:

(SEAL)

ELAINE R. SMITH
Notary Public, State of Texas
My Commission Expires
January 20, 2009

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800