Box 13
#14375

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060465** LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $~~179,900.00~~ 177,900 Affiant Subscribed and sworn to before me, this 24th day of June, 2008. Notary Public My Commission Expires: 3/20/2010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bhar A. Berwari 5174 Whitaker Drive Nashville TN 37211	~~New Owner~~ Countrywide Bank FSB 3011 Armory Drive Ste 100 Nashville TN 37204	Tax Parcel ID No. 16106022400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles L. Nelson and wife, Cassie R. Nelson** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Bhar A. Berwari,*** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*an unmarried woman

Land in Davidson County, Tennessee, being Lot 171, SECTION 2, PLAN OF HUNTINGTON PARK, as shown on plat of record in Plat Book 4175, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Charles L. Nelson and wife Cassie R. Nelson by Warranty Deed from Anthony R. Delmonte and wife Dorothy Louise Delmonte, recorded on the 6th day of August, 1980 in Book 5633, Page 649, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5174 Whitaker Drive Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2008.

Charles L. Nelson

Cassie R. Nelson

Davidson County DEEDWARR
Recvd: 07/02/08 15:18 2 pgs
Fees:13.00 Taxes:658.23
20080702-0068626

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles L. Nelson and Cassie R. Nelson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY