Davidson County DEEDWARR
Recvd: 12/23/08 14:33 2 pgs
Fees:13.00 Taxes:1794.50

20081223-0122454

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0812144 **Record and Return to:** HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 19th day of December, 2008. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Rodney M. Birkins, Jr. Brenda M. Birkins 2719 Wortham Avenue Nashville, TN 37215	COUNTRYWIDE BANK, FSB P.O. Box 660694 DALLAS, TX 75266	117-02-0-115.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Mary Brennan**, unmarried, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Rodney M. Birkins, Jr.** and wife, **Brenda M. Birkins**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Stokes Tract, Block 4 of record in Plat Book 974, Page 24, 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 Margaret Mary Brennan, an unmarried person, by deed from Philip J. Hickey and wife, Reedy D. Hickey of record in Book 8160, Page 910, in the Register's Office for Davidson County, Tennessee, dated July 25, 1990.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 974, Page 24, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2719 Wortham Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 17 day of December 2008.

Margaret Mary Brennan

Margaret Mary Brennan

STATE OF MARYLAND

COUNTY OF Baltimore City

Before me, the undersigned Notary Public, personally appeared Margaret Mary Brennan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 17th day of December, 2008.

Notary Public

My commission expires:

DIANN M. BRASWELL
NOTARY PUBLIC, STATE OF MARYLAND
CITY OF BALTIMORE
COMMISSION EXPIRES APRIL 1, 2010

