(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/09 12:27 2 pgs
Fees:13.00 Taxes:1295.00

20090202-0008666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-11
(AFFIX SEAL)

NORA M. ADAMS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brent J. Ervin	Countrywide Bank, FSB	172.10-0A-027.00-CO
(NAME)	(NAME)	
5521 Brookshire Drive	801 Crescent Centre Dr, #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, Deborah Lenahan and husband, James Lenahan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent J. Ervin and wife, Stephanie Ervin, 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. 27 on the Plan of Brentwood Cove Revision 3, as of record in Instrument No. 20010201-0009801, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Deborah Lenahan and husband, James Lenahan by deed from Jon A. Durham and wife, Winifred R. Durham, f/k/a Winifred M. Reeves and a/k/a Wendy R. Durham, of record as Instrument No. 20060804-0095382, dated July 31, 2006, said Register's Office.

This conveyance is subject to: 2009 county taxes, a lien but not yet due and payable; all matters appearing on the plan of record as Instrument No. 20010201-0009801; and all restrictive covenants and easements of record, said Register's Office.

This is improved X property, known as 5211 Brookshire Drive, Nashville, TN 37221
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 29th day of January, 2009.

Deborah Lenahan
By: Paul F. Soper, atty in fact
Deborah Lenahan
By: Paul F. Soper, Atty in Fact

James Lenahan
By: Paul F. Soper, atty in fact
James Lenahan
By: Paul F. Soper, Atty in Fact

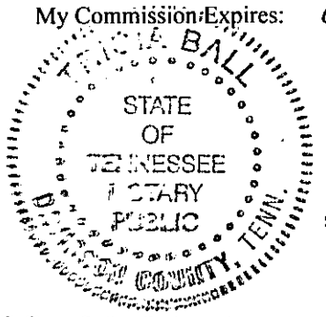
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Deborah Lenahan and James Lenahan as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Deborah Lenahan and James Lenahan.

Witness my hand and official seal at Office, this 29th day of January, 2009

Notary Public

My Commission Expires: 9/19/09



My Commission Expires SEPT 19, 2009