(1)

BK 36

Davidson County DEEDWARR
Recvd: 02/24/09 14:05 2 pgs
Fees:13.00 Taxes:640.10

20090224-0016207

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Therese Byrne
Affiant

Subscribed and sworn to before me, this 20TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/10/12

(AFFIX SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Therese Byrne, an unmarried woman	Countrywide Bank, FSB (NAME)	91-12-78
704 47th Avenue, North (ADDRESS)	1199 North Fairfax St., Ste. 500 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Alexandria, VA 22314 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steven E. Cummings and Natalie Cummings, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Therese Byrne, an unmarried woman, 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 LOTS 33 AND 35 OF BLOCK 100, PLAN NO. 1, WEST NASHVILLE, TENNESSEE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STEVEN E. CUMMINGS, BY DEED FROM TONI J. ROTHFUSS, OF RECORD IN INSTRUMENT NO. 20050701-0076178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 704 47th Ave. North, Nashville, TN 37207
(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/our hand(s) this 20th day of February, 2009.

Steven E. Cummings

Natalie Cummings

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Davidson

I, Darrell Lange a Notary Public of the County and State first above written, do hereby certify that Steven E. Cummings personally appeared before me this 20th day of February, 2009 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of February, 2009.

Darrell Lange
Notary Public

My Commission Expires: 3/10/12

(SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027