PS20

Davidson County DEEDWARR
Recvd: 06/02/03 16:28 2pgs
Fees:13.00 Taxes:785.51

20030602-0074975

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Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $212,300.00.

Matthew E. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF MAY, 2003.

NOTARY PUBLIC
NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19520SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Wright Lindsay Wright 7615 Leveson Way Nashville, TN 37211	Countrywide Home Loans, Inc. MSN-SV22 P.O. Box 10212 Van Nuys, CA 91410-10212	173-09-0-A-018

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elite Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Matthew Wright and wife, Lindsay Wright, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of Lenox Village, Section One, as of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Elite Homes, LLC, a Tennessee Limited Liability Company, by deed from Lenox Village I, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20020508-0056986, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee; and
3. Master Deed, Restrictions of record in Instrument No. 20020315-0032825 and Declaration and By-Laws of record in Instrument No. 20020315-0320826, Register's Office for Davidson County, Tennessee; and

4. Storm Water Detention Agreement of record in Book 7361, page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
5. Ingress/Egress Easement reserved of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee; and
6. Charter of Lenox Village Neighborhood Association, Inc. of record as Instrument No. 20020412-0045831 in said Register's Office; and
7. Easement for Sanitary Sewer, Water Mains and Appurtenances, of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7615 Leveson Way, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 our hands this 30th day of May, 2003.

Elite Homes, LLC, a Tennessee Limited Liability Company:

By: Peggy Krebs, Chief Manager
Peggy Krebs, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Peggy Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager of ELITE HOMES, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand and seal, this 30th day of May, 2003.

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

Notary Public

My Commission Expires: 5/30/2004