PREPARED BY (AND RETURN TO):

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W & I Ref:(GJ) Title No: 45172
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/04/03 14:09 2pgs
Fees:13.00 Taxes:865.80
20031104-0161789

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew W. Hubbard 5368 Fredericksburg Way West Brentwood, Tennessee 37027	Countrywide Home Loans 2021 North Gallatin Road, Suite 292 Madison, Tennessee 37175

TAX MAP-PARCEL NUMBERS: 171-03-A-123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$234,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tom Lummus Herring and spouse, Mary Beth Herring**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew W. Hubbard** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section 6B Fredericksburg of record in Book 7900, page 509, amended in Book 9700, page 151, Register's Office for said County.

Said Lot No. 116 fronts 70.41 feet on the easterly margin of Fredericksburg Way West and extends back 109.00 feet on the southerly line and 110.00 feet on the northerly line to a broken line in the rear, measuring 94.15 feet thereon.

Being the same property conveyed to Tom Lummus Herring and wife, Mary Beth Herring by deed from Radnor Homes, Inc. of record in Book 10672, page 994, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 151, said Register's Office, which Plan shows a 20 foot minimum building setback line from Fredericksburg Way West, together with a designated building site and a 15 foot easement for public utility purposes with an 8 inch sewer line lying therein along the northerly side line, and a 15 foot easement for public utility purposes along the front line of said lot and a 5 foot easement for drainage purposes along the southerly side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, By Laws in Book 8920, page 45, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5368 Fredericksburg Way West, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2003.

Tom Lummus Herring

Mary Beth Herring

State of TENNESSEE
County of DAVIDSON

On this 30th day of October, 2003 , before me the undersigned authority, personally appeared Tom Lummus Herring Mary Beth Herring , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $234,000.00

Affiant

Sworn and subscribed before me this the 30th day of October, 2003

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public