Davidson County DEEDWARR Recvd: 01/20/04 14:20 2 pgs Fees:13.00 Taxes:621.60 **20040120-0007532**	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $168,000.00 Barbara Gardner Affiant Subscribed and sworn to before me, this 16th day of January, 2004. Notary Public My commission expires: 4/21/04

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Susan W. Dale	~~New Owner~~ Countryside Home Loans	**141-12-O-B-110-CO**
925 Morton Mill Road	750 Old Hickory Blvd. Suite 180	
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Karen Diane McCaffery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan W. Dale, married

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. 88 on the Plan of Southampton, Phase Five, of record in Book 6900, page 217, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Karen Diane McCaffery, unmarried, by Warranty Deed, from Richard P. Chapman and wife, Mary S. Chapman, of record in Book 11311, page 749, dated January 25, 1999, Register's Office fro Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 6900, page 217, Register's Office for DAVIDSON County, Tennessee.
2. Charter for Homeowners Association of record in Book 6323, page 132, Register's Office for DAVIDSON County, Tennessee.
3. Quitclaim Deed for Common Area to Homeowners Association of record in Book 7385, page 769, Register's Office for DAVIDSON County, Tennessee.
4. Subject to rights of others in and to common areas / elements.
5. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
6. Restrictive covenants contained in an instrument of record in Book 5971, page 839; Book 6120, page 450; Book 6231, page 63; and Book 7140, page 345, Register's Office for DAVIDSON County, Tennessee.
7. By-Laws of record in Book 6355, page 517, Register's Office for DAVIDSON County, Tennessee.
8. Any and all visible easements lying on or across the property.

This is improved (__X__) unimproved (____) property known as 925 Morton Mill Road, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 16th day of January, 2004.

Karen Diane McCaffery

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Karen Diane McCaffery, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2004.

Notary Public

My Commission Expires:

