1st Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/04 14:57 2pgs
Fees:13.00 Taxes:592.00

20040506-0052006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of April, 2004

Notary Public
My Commission Expires: At Large
(Affix Seal)

DAVIDSON COUNTY, TN
My Commission Expires

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, TN 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tanya J. Albrecht	Countrywide Home Loans, Inc.	135-14-0-B-088.00 CO
2025 Ransom Place	801 Crescent Centre Drive, Suite 510	
Nashville, TN 37217	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lana L. Huffman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tanya J. Albrecht, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 87 on the plan of Section One, Phase Two, Ransom Place, of record in Plat Book 7900, page 463, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lana L. Huffman, unmarried, by deed from Gordon J. Mote and wife, Kimberly A. Mote, on March 30, 2000, of record in Book 20000406-0034964, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 7900, page 463, Register's Office Davidson County, Tennessee.
- Easement for sanitary sewerage and storm drain of record in book 7389, page 133, Register's Office Davidson County, Tennessee.
- Easement for sanitary sewerage and storm drain of record in Book 8744, page 648, Register's Office Davidson County, Tennessee.
- Easement for water and sewer of record in Book 9190, page 471, Register's Office Davidson County, Tennessee.
- Easement for water and sewer of record in Book 9190, page 475, Register's Office Davidson County, Tennessee.
- Easement for water and sewer of record in Book 10131, page 833, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7877, page 973; and Book 8170, page 947; and Book 8550, page 766, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20010530-0055831; and Instrument Number 20010702-0069744, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Book 8879, page 270; and Book 6865, page 79; and Book 7193, page 239, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7867, page 81; and Book 7885, page 868; and Book 7947, page 436; and Book 8070, page 555; and Book 8424, page 414; and Book 8505, page 235; and Book 8550, page 764; and Book 8707, page 86; and Book 8846, page 184; and Book 10421, page 358, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7867, page 104, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2025 Ransom Place, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 30, 2004.

Lana L. Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lana L. Huffman, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2004

My commission expires: _____

Notary Public

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-22-07