FILE BOX 45

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 2134-134

ADDRESS NEW OWNER:
Brenda Giles
8217 Gordon Lane
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 09/22/04 12:54 2pgs
Fees:13.00 Taxes:421.43
20040922-0114079

MORTGAGEE:
Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1813

MAP **75.10**
GROUP
PARCEL **84.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Todd Richardson and wife, Claudia Richardson** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Brenda Giles**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 134 on the Plan of Hermitage Estates, as of record in Plat Book 3300, page 70 and 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 134 fronts 89 feet on the westerly side of Gordon Lane and runs back 157.3 feet on the northerly line and 159.4 on the southerly line to a dead line, measuring 65 ft thereon.

Being the same property conveyed to Jeffrey Todd Richardson and wife, Claudia Richardson by deed from Carl E. Russ & wife, Linda H. Russ dated April 21, 2000, of record in 20000927-0095496, Register's Office for Davidson County, Tennessee.

This is improved property known as 8217 Gordon Lane, Hermitage, Tennessee 37076. Possession is to be given on September 20, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20th day of September, 2004.

Jeffrey Todd Richardson

Claudia Richardson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey Todd Richardson and wife, Claudia Richardson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2004.

NOTARY PUBLIC

JOHN M. LEE NOTARY Exp. 11-27-06 PUBLIC TENNESSEE

My Commission Expires: 11-27-06

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STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is $113,900.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of September, 2004.

NOTARY PUBLIC

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07