Davidson County DEEDWARR
Recvd: 10/26/04 10:42 2pgs
Fees:13.00 Taxes:621.23

20041026-0128535

WARRANTY DEED

VIRGINIA L. BOYD
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: ~~01/27/07~~ 11-16-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Neil Nevins	Countrywide Home Loans, Inc.	Map 98
5648 Chestnutwood Trail	3011 Armory Drive, Suite 120	Group 5-O-A
Hermitage, TN 37076	Nashville, TN 37204	Parcel 123-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Phillip Stafford and wife, Sybil Stafford

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Neil Nevins

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:

BEING Lot No. 64, on the Plan of Revision One, Section Five, Hampton Hall, of record in Instrument 200007280074425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Stafford and Sybil Stafford, husband and wife, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument 20010828-0093374, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 947; Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512; and Instrument 200006080057413, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Instrument 200007280074425, said Register's Office; (3) PUD Boundary of record in Plat Book 9700, Page 216, said Register's Office; (4) Storm Water Detention Agreement of record in Book 10584, Page 114, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5648 Chestnutwood Trail, Hermitage, TN 37076

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 we do covenant with 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 is 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 our hands this 22nd day of October, 2004.

Phillip Stafford

Sybil Stafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Stafford and wife, Sybil Stafford, 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 Nashville, Tennessee, this ~~15th~~ 22nd day of October, 2004.

Notary Public

My Commission Expires: ~~04/27/07~~ 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.