Realty 48-1

Davidson County DEEDWARR
Recvd: 11/03/04 08:23 2pgs
Fees:13.00 Taxes:806.60

20041103-0132133

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES: JUNE 21, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Donna Vanlemmer
Affiant

Subscribed and sworn to before me, this 29th day of October, 2004.

Robert J. Ames
Notary Public
My commission expires:

01-0410-24787

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian L. Payne	Countrywide Home Loans, Inc.	173-09-0-A-121
7600 Leveson Way	2021 N. Gallatin Road, Suite 292	
Nashville TN 37211	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Howard E. Graves, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Brian L. Payne**, hereinafter called the Grantee, his successors 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. 20 on the Plan of Revision One, Section Two, Lenox Village of record in Instrument No. 20020705-0081261 and amended in Instrument No. 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard E. Graves by deed from Don B. Smithson d/b/a Don B. Smithson Construction, dated June 20, 2003, recorded June 25, 2003, of record in Instrument No. 20030625-0087141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7600 Leveson Way, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of October, 2004.

Howard E. Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Howard E. Graves, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of October, 2004.

Notary Public

ROBERT J. AMES
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: JUNE 21, 2005

My Commission expires