RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN07991

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/04 12:14 2pgs
Fees:13.00 Taxes:471.75

20041217-0150214

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of December, 2004

Notary Public

MY COMMISSION EXPIRES:

HOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis J. McBride, IV 1441 Aaronwood Drive Old Hickory, TN 37138	Countrywide Home Loans, Inc. P.O. Box 10212 Van Nuys, CA 91410-0212	063-16-0-B-140.00 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,

Ronald Wayne Breece, Richard Dean Breece, Karen Jane Hannah, Raymond Edward Williams and Sandra June Dunn Hutchings, Devisees under the Last Will and Testament of Jean Ester Luther

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

Dennis J. McBride, IV and wife, Katherine E. McBride

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. 222 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445, and by an Amendment to Change Name of record in Book 8181, page 112, all of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for amore complete legal description.

Being the same property conveyed to Jean E. Luther, by Quitclaim Deed from Jean Luther Hester, now known as Jean E. Luther, dated March 25, 1999 and recorded March 29, 1999 in Book 11403, page 287, and being the same property previously conveyed to Jean Luther Hester, married, by Warranty Deed from Joseph P. Russell, Jr. and Theresa L. Russell, dated August 19, 1996, and recorded August 21, 1996, in Book 10162, page 569, Register's Office for Davidson County, Tennessee. The said Jean E. Luther having since died on October 12, 2004, leaving a Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 04P1752, in which subject property was devised to Ronald Wayne Breece, Richard Dean Breece, Karen Jane Hannah, Raymond Edward Williams and Sandra June Dunn.

Subject to Declarations, Conditions, Covenants, and Restrictions of record in Book 7351, Page 852, as amended in Book 7451, Page 739, and Book 8336, Page 393; Charter of Homeowner's Association of record in Book 7431, Page 204, and Book 8517, Page 762, as amended in Book 8833, Page 216; Common Area Conveyances in Book 8207, Page 276, and Book 8951, Page 797; P.U.D. Boundary Plat in Book 6900, Page 405; All Matters shown on Book 6900, Pages 550, 551, and 552, as corrected in Book 7462, Page 445; Book 8110, Page 401 and Book 8181, Page 112; Flowage easement granted to U.S.A. in Book 2247, Page 75; Easement for ingress-egress in Book 8739, Page 991 and Instrument No. 20001002-0096889; Water line easements in Book 7489, Page 515 and Book 8007, Page 235; Easement for sanitary sewers and/or storm drainage in Book 11030, Pages 740, 743, and 785; Sewer easement in Book 7460, Page 930; Easement for underground utilities in Book 8657, page 179; Title to premises within high flow watermark of Cumberland River.

Unimproved ( )

This is improved (X) property known as **1441 Aaronwood Drive, Old Hickory, TN 37138**

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 14th day of December, 2004.

Ronald Wayne Breece, Devisee under the Last Will and Testament of Jean Ester Luther

Richard Dean Breece, Devisee under the Last Will and Testament of Jean Ester Luther

Karen Jane Hannah - DEVISEE

Karen Jane Hannah, Devisee under the Last Will and Testament of Jean Ester Luther

Raymond Edward Williams, Devisee under the Last Will and Testament of Jean Ester Luther

Sandra June Dunn Hutchings, Devisee

Sandra June Dunn *Devisee under the Last Will and Testament of Jean Ester Luther

*HUTCHINGS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Wayne Breece, Richard Dean Breece, Karen Jane Hannah, Raymond Edward Williams and Sandra June Dunn Hutchings Devisees under the Last Will and Testament of Jean Ester Luther, the bargainor(s) 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 and official seal at Mt. Juliet, Tennessee, this 14th day of December, 2004.

Commission Expires:_____

Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005