File Box 8

ASHLEY W. BLACKBURN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $174,000.00 Affiant Subscribed and sworn to before me, this 15th day of December, 2004. Notary Public My commission expires: 5-17-2008

THIS INSTRUMENT WAS PREPARED BY
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason D. Wills **Sarah C. Wills**	**Countrywide Home Loans, Inc.**	**126-15-0-A-157.00**
821 Aimes Court	**P.O. Box 10212**	
Nashville, Tennessee 37221	**Van Nuys, CA 91410-0212**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin L. Arnett, a single person

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

Jason D. Wills and wife, Sarah C. Wills

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:
Being Lot No. 147 on the plan of Boone Trace at Biltmore, Section Three, of record in Plat Book 9700, Page 759, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erin L. Arnett, a single person, by Warranty Deed, from Fox Ridge Homes, Inc., a/k/a NVR Fax Ridge, Inc., of record in Book 11370, Page 818, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 759, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7265, Page 657, Book 9342, Page 312, as re-recorded in Book 9735, Page 931, Book 10032, Page 813, and Book 10306, Page 817, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8992, Page 63, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 821 Aimes Court, Nashville, Tennessee 37221.

Davidson County DEEDWARR
Recvd: 12/17/04 14:36 2pgs
Fees:13.00 Taxes:643.80
20041217-0150407

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 15th day of December, 2004.

Erin L. Arnett

Erin L. Arnett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Erin L. Arnett, a single person, the within named sellers, 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, at office, this 15th day of December, 2004.

Notary Public

My Commission Expires: 5-17-2008

ASHLEY W. BLACKBURN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

_____
_____
_____
_____