WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 821600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(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:
Sara A. Brannon	Countrywide Home Loans, Inc.	Map 163
831 Glastonbury Rd.; #3029	6440 Southpointe Parkway; Suite 300	Group 11-0-A
Nashville, TN 37217	Jacksonville, FL 32216	Parcel 30-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

Scott David Percy

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

Sara A. Brannon

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. 30, on the Third Revision of Bell Forge Village, Section Two, of record in Plat Book 6900, Page 250, 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 Scott David Percy, unmarried, by deed from Bettye C. Hudson f/k/a Bettye C. Skidmore and husband, Frank J. Hudson, II, of record in Book 10034, Page 782, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6040, Page 538; Book 6350, Page 858; Book 6651, Page 207; Book 6040, Page 576; and Book 6306, Page 644, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 250, said Register's Office; (3) Sewer Line Easement of record in Book 6859, Page 672, said Register's Office; (4) Storm Water Detention Agreement of record in Book 6531, Page 321, said Register's Office; (5) Easement for Dumpster Facility of record in Book 7224, Page 195, 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 403 Oak Forge Drive, Antioch, TN 37013

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 my hand this 17th day of November, 2004.

Scott David Percy

Davidson County DEEDWARR
Recvd: 12/28/04 13:03 2pgs
Fees:13.00 Taxes:305.62
20041228-0152982

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 Scott David Percy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2004.

My Commission Expires: ~~01/29/05~~ 1-27-07

Notary Public

