File #200510017

Davidson County DEEDWARR
Recvd: 02/03/05 11:00 2 pgs
Fees:13.00 Taxes:688.94
20050203-0012774

CAROL R. RIVERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan T. Tolbert	Countrywide Home Loans	Map: 151-9-O-A-100.00
(NAME) 6640 Ascot Drive	(NAME) 1520 Memorial Boulevard	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WILLIAM W. WINFREE, MARRIED, AND RAY WHITE, MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RYAN T. TOLBERT, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 100, on the Final Plat, Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II, as shown by plat appearing of record in Plat Book 9700, Pages 638, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William W. Winfree and Ray White, as tenants in common by Warranty Deed dated September 25, 2003 of record in Instrument No. 20031015-0152942, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantors.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9430, Page 251, as amended in Book 9534, Page 938, and a Declaration of Annexation of record in Book 9534, Page 942; Sewer and Drainage Easement in favor of the Metropolitan Government of Nashville and Davidson County of record in Book 9588, Page 930, Book 10796, Page 625 and in Book 10796, Page 628; Charter of Homeowners' Association of record in Book 9433, Page 953; all matters shown on plat of record in Plat Book 9700, Page 638; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 6640 Ascot Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 31st day of January, 2005.

William W. Winfree

Ray White

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared William W. Winfree and Ray White who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2005.

Notary Public

My Commission Expires: 11/10/08

(SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

Southern Title Services
Three Maryland Farms, Suite 150
Brentwood, TN 37027