40-A

Davidson County DEEDWARR
Recvd: 04/18/05 15:48 2 pgs
Fees:13.00 Taxes:767.75
20050418-0043054

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jonathan S. Carson
Sarah R. Carson
8432 Briggs Drive
Roseville, CA 95747

SEND TAX BILL:

Countrywide Home Loans, Inc.
801 Crescent Centre Drive,
Ste. 510
Franklin, TN 37067

MORTGAGEE:
Countrywide Home Loans, Inc.
801 Crescent Centre Drive, St. 510
Franklin, TN 37067

MAP AND PARCEL:
Map 171-3-A; Parcel 222.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephanie J. Reim, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jonathan S. Carson and wife, Sarah R. Carson**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Phase Two, Section Five, Townhomes of Fredericksburg, as of record in Plat Book 9700, page 578, amended in Inst. No. 20000804-0077800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Stephanie J. Reim by deed dated January 30, 2003, from Gregory W. Callaway and wife, Jennifer L. Novak, now Callaway, of record in Inst. No. 20030205-0016072, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 128 Carriage Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15th day of April, 2005.

Stephanie J. Reim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Stephanie J. Reim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 15th day of April, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $207,500.00.

Stephanie J. Reim
AFFIANT

Subscribed and sworn to before me
this 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006