File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/02/05 09:10 2 pgs
Fees:13.00 Taxes:573.13
20050502-0048220

W & I Ref:(_____) Title No: 46271
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donna J. Brewer 7112 Bay Cove Trail Nashville, Tennessee 37221	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 141-12-B-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew J. Clark and spouse, Sherri L. Clark**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna J. Brewer** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Southampton Phase 2 of record in Book 5200, page 595, amended in Book 6150, page 298 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew J. Clark and wife, Sherri L. Clark by deed from Hamid Doust of record in Book 11206, page 358, dated September 30, 1998, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 595, amended in Book 6150, page 298 said Register's Office, which Plan shows a 40 foot minimum building setback line from Bay Cove Trail together with a designated building site (said set back line has been amended to 20 feet), and a 10 foot easement for public utility purposes along the rear line(s) And a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, page 430, Book 6189, page 940, Book 6355, page 517, Book 6231, page 63, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7112 Bay Cove Trail, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2005.

Andrew J. Clark

Sherri L. Clark

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2005 , before me the undersigned authority, personally appeared Andrew J. Clark Sherri L. Clark , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $154,900.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2005

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public