FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2005.

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Debra A. Alvey	RHR Mortgage of America	Map 147
604 Watsonwood Drive	230 Franklin Road, Suite 806	Group 14
Nashville, TN 37211	Franklin, TN 37064	Parcel 36

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

Charles L. Warden and wife, Kimberly M. Warden

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

Debra A. Alvey, a single woman

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. 230, on the Plan of Whispering Hills Subdivision, Section 2-A, of record in Book 2331, Page 132, Register's Office for Davidson County, Tennessee.

SAID Lot No. 230 fronts 71 feet on the northerly side of Watsonwood Drive and runs 289.8 feet on the westerly side and 264.1 feet on the easterly side to a line in the rear on which it measures 77 feet.

Being the same property conveyed to Charles L. Warden and wife, Kimberly M. Warden by deed from Arvil W. Gentry and wife, Patricia F. Gentry of record in Instrument 20010516-0050967, Register's Office for said County.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Book 2542, Page 505, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 132, said Register's Office.

Power of Attorney of record in Instrument 20050518-0055993 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 604 Watsonwood Drive, Nashville, TN 37211

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 our hands this 13th day of May, 2005.

Charles L. Warden

Kimberly M. Warden
By: Charles L. Warden, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/18/05 10:59 2 pgs
Fees:13.00 Taxes:499.50

20050518-0055994

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 Charles L. Warden, 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 13th day of May, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Charles L. Warden, 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 on behalf of Kimberly M. Warden as her Attorney in Fact as the free act and deed of the within named Kimberly M. Warden.

Witness my hand and official seal at Nashville, Tennessee the 13th day of May, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY