BOX 10-A

Davidson County DEEDWARR
Recvd: 07/05/05 10:32 3 pgs
Fees:18.00 Taxes:344.10
20050705-0076678

Return to:
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel

DEBORAH DARLENE RHINEHART 161-11-0-A-010.00
352 Huntington Ridge Dr.
Nashville, TN 37211

(Countrywide Home Loans, Inc., 3011 Armory Drive, Nashville, TN 37204

**********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

COUNTRYWIDE HOME LOANS, INC. FOR THE BENEFIT OF FRANKLIN BANK

HERINAFTER CALLED THE GRANTORS, HAVE *BARGAINED* AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEBORAH DARLENE RHINEHART

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED FEBRUARY 24, 2005 AND RECORDED IN DEED BOOK 20050302, PAGE 0023016 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNEESEE.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 352 HUNTINGTON RIDGE DRIVE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 23rd DAY OF JUNE, 2005.

COUNTRYWIDE HOME LOANS, INC. FOR THE BENEFIT OF FRANKLIN BANK

BY: _____
Delina Mwakuriga, Asst. Secretary

STATE OF TEXAS
COUNTY OF COLLIN

PERSONALY APPEARED BEFORE ME, DELINA MWAKURIGA; IN HIS/HER CAPACITY AS ASST. SECRETARY OF COUNTRYWIDE HOME LOANS, INC. FOR THE BENEFIT OF FRANKLIN BANK, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE ASST. SECRETARY OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 23RD DAY OF JUNE, 2005.

LESLIE SLATER
Notary Public, State of Texas
My Commission Expires 07-27-05

_____
Notary Public Leslie Slater

MY COMMISSION EXPIRES: 07/27/05

(Affix Notary Seal)

STATE OF TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON 06/23/05.

LESLIE SLATER
Notary Public, State of Texas
My Commission Expires 07-27-05

_____
Notary Public Leslie Slater

MY COMMISSION EXPIRES: 07/27/05

Deed Prepared By:
Morris & Schneider, P.C.
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 10 ON THE PLAN OF HUNTINGTON RIDGE TOWNHOUSES, OF RECORD IN PLAT BOOK 4675, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.