JENNIFER CROWELL NOTARY PUBLIC AT LARGE LEWIS COUNTY, TN JENNIFER CROWELL *NOTARY PUBLIC* STATE OF TENNESSEE My Commission Expires May 23, 2006 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $131,500.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2005. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/05/05 15:21 2 pg
Fees:13.00 Taxes:486.55
20050705-0076972

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rafael Romero	**Countrywide Home Loans, Inc.**	**Map 147-7, Parcel 126**
323 Flora Maxwell Road	**3011 Armory Drive, Suite 120**	
Nashville, TN 37211	**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 ACKNOWLEDGE, WE,

Jeffery Ackerman, an unmarried man

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

Rafael Romero, a single man

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 the 26th Councilmanic District of Nashville, Davidson County, Tennessee, Being Lot 9 on the Plan of Chester Maxwell Subdivision, not of record, and more particularly described as follows:

Beginning in the North Right of Way of Flora Maxwell Road at the line of Lots 9 and 10 on said plan, approximately 380 feet Southwest from the intersection of said Flora Maxwell Road and the center of Taylor Road Extended; Thence along said Flora Maxwell Road S 86 degrees 00' 22" W, 100.03 feet to the corner of Lots 8 and 9 on said plan; Thence leaving said Right of Way and along the line of Lots 8 and 9, N 5 degrees 17' 19" W, passing an iron pin at 5.46 feet, a distance of 115.33 feet to the South line of Southern Hills Medical Center, recorded in plat Book 6250, page 874, Register's Office for said County; Thence along said Southern Hills Medical Center property N 86 degrees 00' 22" E, 100.03 feet; Thence along the line of Lot 9 and 10, S 5 degrees 17' 19" E, 115.33 feet to the North side of Flora Maxwell Road and the point of beginning.

Being the same property conveyed to Jeffery Ackerman, an unmarried man, by Warranty Deed, from Herschel Bruce Maxwell and wife, Evon Maxwell, of record in Instrument 20050202-0011929, Dated January 28, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Right of Way Easement to the State of Tennessee of record in Book 3406, page 261, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Instrument # 20050121-0008156, Register's Office for Davidson County, Tennessee.
Easement of record as instrument # 20050322-0031134, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 323 Flora Maxwell Road, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 28th day of June, 2005.

Jeffery Ackerman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jeffery Ackerman, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2005.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG 14, 2005

File #: **05342-JM**
RECORD & RETURN TO:

~~Southeast Title of Tenn.~~
~~214 Centerview Drive Suite 101~~
~~Brentwood, TN 37027~~

File 500