Realty 488

# WARRANTY DEED

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: JULY 2, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-2-08
(AFFIX SEAL)

P-05-1317

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher D. Kohler | COUNTRYWIDE HOME LOANS, INC. | 172-14-1-118 |
| 1317 Wexford Downs Lane | (NAME) 801 CRESCENT CENTER DRIVE #510 | |
| (ADDRESS) Nashville, Tennessee 37211 | (ADDRESS) FRANKLIN, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT GIFFIN AND WIFE, LILY GIFFIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER D. KOHLER AND WIFE, ENASHEA B. KOHLER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of Wexford Downs, of record in Instrument Number 20000810-0079246, 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 Robert Giffin and Lily Giffin, husband and wife,, by Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated April 27, 2001, of record in Instrument Number 20010503-0045915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1317 Wexford Downs Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 30th day of June, 2005.

Robert Giffin

By: Lily Giffin, Attorney-In-Fact

Lily Giffin

Davidson County DEEDWARR
Recvd: 07/07/05 15:33 2 pgs
Fees:13.00 Taxes:1294.63

20050707-0078672

STATE OF Tennessee

COUNTY OF Davidson

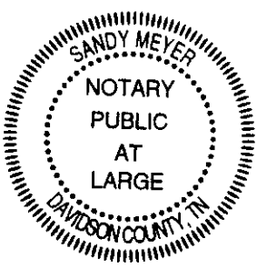
I, , a Notary Public of the County and State first above written, do hereby certify that Christopher D. Kohler and wife, EnaShea B. Kohler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of June, 2005.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)




**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800