Davidson County DEEDWARR
Recvd: 07/13/05 15:45 2 pgs
Fees:13.00 Taxes:1035.63
20050713-0081366

40-A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eric J. Dubin & Abigail M. Wolf	Countrywide Home Loans, Inc.	Map 155-07-0-B
509 Cold Stream Place	3011 Armory Drive, Ste 120	Parcel 008.00 CO
Nashville, TN 37221	Nashville, TN 37204	12308 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lisa-Anne Markel, unmarried,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Eric J. Dubin and wife, Abigail M. Wolf,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of Poplar Creek Estates, Phase V, Section A, Subdivision (The Highlands of Allens Green), of record in Book 9700, page 390, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa-Anne Markel by deed from Zaring Homes, Inc. of record in Book 11149, page 461, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters as shown on the Plan of Poplar Creek Estates, Phase V, Section A Subdivision of record in Plat Book 9700, pages 390, as revised in Plat Book 9700, page 784, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 9472, page 834, and Book 10425, page 93, Book 11249, page 763, and Book 11356, page 662, said Register's Office.
4. Storm water detention agreement in Book 6613, page 705, Register's Office Davidson County, Tennessee.
5. HOA Charter of record in Book 7120, page 125, Register's Office Davidson County, Tennessee.
6. Easement for water lines of record in Book 4817, page 784, and Book 9024, page 486Register's Office Davidson County, Tennessee.
7. Easement for sanitary sewer lines of record in Book 6613, page 533 and Book 6613, page 536, Register's Office Davidson County, Tennessee.
8. Assignment of developers rights of record in Book 11249, page 763 and Instrument No. 20040524-0060854, Register's Office Davidson County, Tennessee.

9. Quitclaim Deed for common areas of record in Instrument No. 20030512-006544, said Register's Office Davidson County, Tennessee.

This is improved property commonly known as 509 Cold Stream Place, Nashville, TN 37221

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me this

12th day of July, 2005.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of July, 2005.

Lisa-Anne Markel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2005, before me personally appeared Lisa-Anne Markel to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07