File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: gj Title No: 46345

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/29/05 13:44 2 pgs
Fees:13.00 Taxes:1146.63
20050729-0089028

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Henry T. Maxwell Holly K. Maxwell 1048 Beech Tree Lane Brentwood, Tennessee 37027	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 171-08-A-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$309,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jack M. Friday and spouse, Theresa M. Friday, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Henry T. Maxwell and spouse, Holly K. Maxwell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jack M. Friday and wife, Theresa M. Friday by deed from Robert M. McArdle and wife, Doreen A. McArdle of record in Book 9390, page 973, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, page 950, said Register's Office, which Plan shows 30 foot minimum building set back line from Beech Tree Lane, together with a designated building site and a 15 foot easement for public utility and drainage purposes along the front line(s) of said lot; A 10 foot landscape easement located n the rear line of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 7430, page 784, Book 7897, page 576, Book 8313, page 932, Book 7565, page 57, Book 7637, page 925, Book 7824, page 254, Book 10775, page 37, Book 7138, page 365, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1048 Beech Tree Lane, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 2005 .

Jack M. Friday

Theresa M. Friday

State of TENNESSEE

County of WILLIAMSON

On this 27th day of July, 2005 , before me the undersigned authority, personally appeared **Jack M. Friday and Theresa M. Friday**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $309,900.00

Affiant

Sworn and subscribed before me this 27th day of July, 2005

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public