05-1359

398

3 of 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,900.00.

Emily May
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of August, 2005.

Notary Public

My Commission Expires: 7-25-09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/15/05 11:04 3 pg
Fees:18.00 Taxes:865.43
20050815-0096226

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kathryn M. Arambula
7909 River Fork Dr.
Nashville, TN 37221

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
1800 Tapo Canyon
Simi Valley, CA 93063

MAP-PARCEL NUMBERS:

141-150-D-179.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard T. Zerbe, and Wife, Lynn Ge-Zerbe hereinafter referred to as Grantors, hereby transfers and conveys to Kathryn M. Arambula, unmarried hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 179, on the plan of Sheffield on the Harpeth, Phase III-D, a PUD as shown by plat of record in Plat Book 7900, Page 710 and Book 7900, Page 712, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard T. Zerbe, and Wife, Lynn Ge-Zerbe by deed from Kenneth M. Wood and wife, Mary Katherine Wood of record in Instrument No. 20030528-0072040, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 7900, Page 710 and Book 7900, Page 712, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6924, Page 900, Deed Book 7145, Page 954, Deed Book 9313, Page 806, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

By-Laws as shown of record in Deed Book 8146, Page 463 and Book 9702, Page 99, Register's Office for said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7909 River Fork Dr., Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 10th day of August, 2005.

Richard T. Zerbe
by Luanne Watts, atty-in-fact
Richard T. Zerbe

Lynn Ge-Zerbe
by Luanne Watts, atty-in-fact
Lynn Ge-Zerbe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Luanne Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Richard T. Zerbe, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf.

Witness my hand and official seal this 10th day of August, 2005.

Notary Public

My Commission Expires:

LEE SAVARIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MAR. 31, 2007

Exp. 3-31-07

250701782

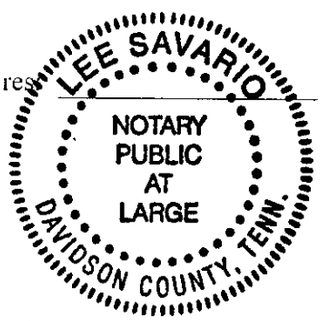
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Luanne Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Lynn Ge- Zerbe, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf.

Witness my hand and official seal this 10th day of August, 2005.

Notary Public

My Commission Expires:



My Commission Expires MAR. 31, 2007