Box 56

File #20050147

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$138,000.00**

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2005.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Salt	Countrywide Home Loans, Inc.	MAP 141-6-D
(NAME) 3061 Harpeth Springs Drive	(NAME) 3011 Armory Drive, Suite 120	PARCEL 30
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, **Carrie Roden and William Roden, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily Salt, unmarried** , 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 Davidson County, Tennessee being Unit No. 30 on the Plan of Riverbridge Community, a Planned Unit Development of record in in Instrument No. 200302130019999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carrie Roden and William Roden, wife and husband by deed dated December 12, 2003 from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation of record in Instrument No. 200312180180361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to By-Laws of Riverbridge Homeowners Association, Inc., of record in Instrument No. 200302180020987' Charter of Riverbridge Homeowners Association, Inc. of record in Instrument No. 200302180020986; and any and all matters as shown on the Plan of record in Instrument No. 200302130019999, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 3061 Harpeth Springs Drive, Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 16th day of September, 2005.

Carrie Roden
Carrie Roden

William Roden
William Roden

Davidson County DEEDWARR
Recvd: 09/21/05 14:07 2 pgs
Fees:13.00 Taxes:510.60
20050921-0113625

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Carrie Roden and William Roden, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 16th day of September, 2005.

Notary Public

My Commission Expires May 24, 2009

My Commission expires;_____

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027