WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davison
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2005

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 7-29-06
(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ginny K. Abernathy	Countrywide Bank	Map 96
623 Paces Ferry Dr.	3011 Armory Drive, Suite 120	Group 11
Nashville, TN 37214	Nashville, TN 37204	Parcel 160

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, we

Phouvahn V. Blanton and husband, William S. Blanton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ginny K. Abernathy
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davison County, State of Tennessee, described as follows, to wit:

BEING Lot No. 123, on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Phouvahn V. Blanton and husband, William S. Blanton by Quitclaim Deed from William H. Tomlin, of record in Instrument 20050121-0007912, dated January 14, 2005, Register's Office for said County. See also deed of record in Book 10338, Page 215, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3341, Page 265; Book 3346, Page 636; and Book 3615, Page 38, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 38, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 623 Paces Ferry Dr., Nashville, TN 37214

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 our hands this 29th day of September, 2005.

Phouvahn V. Blanton

William S. Blanton

Davidson County DEEDWARR
Recvd: 10/07/05 14:56 2 pgs
Fees:13.00 Taxes:421.80

20051007-0121671

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 Phouvahn V. Blanton and William S. Blanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2005.

My Commission Expires: 01/24/09

Notary Public

