WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,900.00.

Affiant

Subscribed and sworn to me on October 28, 2005.

NOTARY PUBLIC
My Commission Expires: 2/20/07

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 11/02/05 15:07 2 pgs
Fees:13.00 Taxes:280.83

20051102-0132768

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Esq.
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

J.E

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeremy E. Thomas 1225 Pierce Road Madison, TN 37115	Countrywide Home Loans, Inc 1520 Memorial Blvd Ste, 104 Murfreesboro, TN 37129	Map 43-1 Parcel 83

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wade M. Hachler, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeremy E. Thomas, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Dixie Pure Food Company's Subdivision, of record in Book 421, Page 30, Register's Office for said county, described as follows:
>
> Beginning at the southwest corner of Woods Avenue and Landis Avenue; southwardly 92 feet to the northeast corner of Lot No. 16; thence with the northerly line of said Lot No. 16, westwardly 147 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots northwardly 135 feet to the southerly margin of Woods Avenue; thence with said Avenue easterly 132 feet to the point of beginning.
>
> Being the same property conveyed to Wade M. Hachler by deed from Mari D. Beerman, unmarried, and Maria L. Urtubees, unmarried, as joint tenants with right of survivorship and not as tenants in common, dated October 17, 2001, filed October 25, 2001, of record in Instrument No. 20011025-0116852, Register's Office for Davidson County, Tennessee.
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> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. Matters of record in Plat Book 421, Page 30, Davidson County Register's Office; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1225 Pierce Road, Madison, Tennessee 37115.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on October 28, 2005.

Wade M. Hachler

Wade M. Hachler

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 28, 2005, before me personally appeared Wade M. Hachler, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 28, 2005.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/27/07

