WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/05 13:30 2 pgs
Fees:13.00 Taxes:478.71
20051115-0138040

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~129,382.98~~ 129,382.00

Teresa Gains
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2005

Carolyn A James
Notary Public ~~Patricia Nichols~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 11/22/08
(AFFIX SEAL)

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Leigh Guarin	Countrywide Homeloans	Map 162
221 Ash Grove Drive	801 Crescent Centre Dr, Ste 510	Group 10
Nashville, TN 37211	Franklin, TN 37067	Parcel 221

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

Steven D. Ervin and wife, Deborah G. Ervin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Leigh Guarin and Lolinda Guarin
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:

BEING Lot No. 94, on the Plan of Hickory View, Section Four of record in Plat Book 6900, Page 373, Register's Office for Davidson, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven D. Ervin and wife, Deborah G. Ervin by deed from R.E. Potter, Inc., of record in Book 8950, Page 8, dated May 12, 1993, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7322, Page 278, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 373, 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 221 Ash Grove Drive, Nashville, TN 37211

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 10th day of November, 2005.

Steven D. Ervin

Deborah G. Ervin

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 Steven D. Ervin & Deborah G. Ervin, 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 10th day of November 2005.

My Commission Expires: 01/24/09

Notary Public

