STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Patricia L Willhite
Affiant

Subscribed and sworn to before me, this 9th day of December, 2005.

Notary Public

My commission expires:_____

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

(Notary Stamp)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/12/05 14:04 2 pgs
Fees:13.00 Taxes:839.90
20051212-0149073

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia L. Willhite **Tommy G. Willhite**	Countrywide Home Loans	**Map 173-9-O-A, Parcel 151-CO**
6936 Sunnywood Drive	801 Crescent Centre Drive Suite 510	
Nashville, TN 37211	Franklin, TN 37067	

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 ACKNOWLEDGE, WE,

Paragon Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia L. Willhite, and husband, Tommy G. Willhite

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 Lot No. 205 on the Plan of Section Two, Lenox Village II (formerly addition to Sugar Valley), of record in Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paragon Trust, by Warranty Deed, from Stones River Homes, of record in Instrument No. 20050126-0009652, Dated January 19, 2005, Register's Office for Davidson County, Tennesse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Instrument No. 20030203-0014134, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20021226-0158459 and Instrument No. 20020315-0032825, Register's Office for DAVIDSON County, Tennessee.
Power of Attorney of record in Instrument No. 20050126-0009651, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020408-0042676 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 7985, page 449 and Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20020507-0056338 and Instrument No. 20020501-0053757, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement with the Lord's Chapel of record in Book 7361, page 230, Register's Office for Davidson County, Tennessee.
Storm Drainage Agreement of record in Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 6936 Sunnywood 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 9th day of December, 2005.

Paragon Trust

Trustee

By: Joseph M. RoosEvans, Grantor and Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Joseph M. RoosEvans, Grantor and Trustee of the Paragon Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2005.

Notary Public

My Commission Expires

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **05687-JM**
RECORD & RETURN TO:

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