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#8576

Prepared By:
Realty Title & Escrow Company

Davidson County	DEEDWARR
Recvd: 02/02/06 10:53	2 pgs
Fees:13.00 Taxes:673.03	
20060202-0012894	

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $181,900.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2006.

Notary Public
My commission expires: ~~09/24/09~~ 9/22/07

04-0601-52479

Address of New Owner:	Send Tax Bills to:	Tax Information
Marion C. Adams 1713 Champions Drive Nashville TN 37211	Countrywide Home Loans Inc. 801 Cresent Center Dr. #510 Franklin, TN 37067	172-08-0-B-072

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillip B. Harding and wife Sandra Harding Phillip B. Harding, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marion C. Adams, hereinafter called the Grantees, their successors 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. 72, on the Plan of Phase Two, Bridle Downs, of record in Book 7900, Page 241, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip B. Harding by deed from Fox Ridge Homes, Inc., dated March 1, 1993, of record in Book 8878, Page 231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1713 Champions 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of January, 2006.

Phillip B. Harding

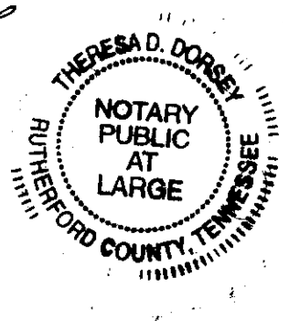
Sandra Harding

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip B. Harding and Sandra Harding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27th day of January, 2006.

Theresa D. Dorsey
State of Tennessee at Large



My Commission expires 09/21/09