Ret: Bell & Alexander Title Services, Inc.
204 Rivergate Pkwy.
Goodlettsville, TN 37072

WARRANTY DEED

Return To:
Bell & Alexander Title Services, Inc.
204 Rivergate Pkwy.
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 2006

PAMELA AUSTRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 12/4/09

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Hahn (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 060-03-0
2483 COPPER AVE E. (ADDRESS)	P.O. Box 660694 (ADDRESS)	PARCEL 201.00
CLOVIS, CA. 93619 (CITY) (STATE) (ZIP)	DALLAS TX 75266-0694 (CITY) (STATE) (ZIP)	

FOR AND 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, Wachtel/Williams Properties

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

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. 13-B, Zone Lot Division, Lots No. 11, 12, 13, 14, 15 and 16, Section 1, Creekwood Estates, of record in Plat Book 6250, Page 473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Wachtel/Williams Properties, a Tennessee General Partnership comprised of David K. Wachtel, Jr. and Charles J. Williams, dated December 5, 1989, from Security Federal Savings and Loan Association of Nashville, of record in Book 8000, Page 568, Register's Office for Davidson County, Tennessee. The said David K. Wachtel, Jr., having since died. By First Amendment to Partnership Agreement of Wachtel/Williams Properties, the 50% interest of David K. Wachtel, Jr., in the partnership was continued, with the Estate of David K. Wachtel, Jr., being substituted in the place and stead of David K. Wachtel, Jr., as a partner. Sharon Wachtel, having been duly appointed Executrix of the Estate of David K. Wachtel, Jr., and as the Managing Partner of the Partnership of Wachtel/Williams Properties.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3112 Creekwood Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of March, 2006

Wachtel/Williams Properties
By: Sharon Wachtel
Sharon Wachtel, Managing Partner

Davidson County DEEDWARR
Recvd: 03/21/06 13:01 2 pgs
Fees:13.00 Taxes:177.60

20060321-0032349

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary, personally appeared Sharon Wachtel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to me that she is Managing Partner of Wachtel/Williams Properties, a Tennessee General Partnership, and that she, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of Wachtel/Williams Properties, by signing his name as Managing Partner of Wachtel/Williams Properties, a Tennessee General Partnership.

Witness my hand and official seal on this 9 th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 9-19-09

ANITA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009