WARRANTY DEED

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April, 2006

Notary Public

MY COMMISSION EXPIRES March 20, 2010

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Doughty	Countrywide Home Loans, Inc.	MAP 43-2A
(NAME)	P.O.Box 660694 (NAME)	
232 Cedarwood Lane	[illegible]	PARCEL 232
(ADDRESS)	Dallas, TX 75266 (ADDRESS) -0694	
Madison, TN 37115	[illegible]	
(CITY) (STATE) (ZIP)	(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, George L. Underhill and wife, Dolores Underhill

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

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. 232 on the Plan of the Re-Subdivision of a portion of Phase Two, Cedarwood Courtyard Homes, Buildings N thru Z (inclusive), of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, clarified by Clarification of Plat of record in Book 5497, Page 800, said Register's Office, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes more fully set forth in Master Deed for Cedarwood Condominiums of record in Book 5707, Page 121, said Register's Office and all amendments thereto.

Being the same property conveyed to George L. Underhill, unmarried and George G. Underhill by Deed dated January 21, 1988 from J. M. Foster and wife, Polly T. Foster of record in Book 7454, Page 403, Register's Office for Davidson County, Tennessee. The said George G. Underhill having since died intestate on February 7, 1997 leaving George L. Underhill and Mary Rainey as his only heirs-at-law as established by Affidavit of Heirship being recorded simultaneously herewith. The said Mary Rainey conveyed all her right, title and interest in and to subject property to George L. Underhill by Quitclaim Deed which is being recorded simultaneously herewith as Instrument NO. 2006 0418.0044329 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO revised Declaration of Covenants, Conditions, and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee, and Supplementary Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5669, Page 132; Book 6053, Page 422; Book 6119,

CONTINUED

unimproved ( )
This is improved (X) property, known as 232 Cedarwood Lane, Madison, TN 37115
(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 14th day of April, 2006

George L. Underhill

Dolores Underhill

Davidson County DEEDWARR
Recvd: 04/18/06 13:57 3 pgs
Fees:18.00 Taxes:397.75

20060418-0044330

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 George L. Underhill and wife, Dolores Underhill

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 14th day of April, 2006.

Commission expires March 20, 2010

Deane L. Gregory
Notary Public

DEANE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Page 402; Book 6216, Page 434, said Register's Office, as amended in Book 6707, Page 216, Book 9010, Page 503, and Book 9010, Page 505, said Register's Office, further subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest of other property owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants and restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of Cedarwood Condominiums of record in Book 5707, Page 121, Register's Office for Davidson County, Tennessee. Amended Master Deed of record in Book 5720, Page 912 and Book 5776, Page 741, said Register's Office; further subject to By-Laws for Cedarwood Courtyard Homes Homeowners Association of record in Book 5307, Page 231, Register's Office for Davidson County, Tennessee. Amendment to By-Laws of Cedarwood Condominium Association, Inc. Davidson County, Tennessee as amended in Book 6062, Page 285, said Register's Office, further subject to Sanitary Sewers and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4845, Page 36, Register's Office for Davidson County, Tennessee, and further subject to the Plan of the Re-Subdivision of a portion of Phase Two, Cedarwood Courtyard Homes, Buildings N thru Z (inclusive), of record in Plat Book 5200, Page 590, as clarified by Clarification of Plat of record in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.