Davidson County DEEDWARR
Recvd: 05/02/06 10:54 3 pgs
Fees:18.00 Taxes:832.50

20060502-0050282

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $225,000.00

Ellen S. Welday
AFFIANT

Subscribed and sworn to before me, this 1st day of May, 2006.

Mary Jane Masters
NOTARY PUBLIC

My Commission Expires: MARY JANE MASTERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Pamela B. Garrett P.O. Box 158554 Nashville, TN 37215	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	34-7-A-51.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

S. Fleming Wilt and wife, Dallas H. Wilt ("Grantors") do hereby bargain, sell, transfer and convey unto **Pamela B. Garrett** ("Grantee") her heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. **33** of Townhomes Property Line Exhibit of Harbor Village, Phase IV, Revision I, a horizontal property regime with private elements, as shown as Exhibit C to Declaration of Covenants, Conditions and Restrictions of record in Instrument 200306110080857, amended in Instrument 200307230102986 and Instrument 200501200007505, & by Surveyor's Certificate of Correction of record in Instrument 200507290088636, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to S. Fleming Wilt and Dallas H. Wilt by deed from Newmark Homes, LP of record in Instrument No. 20031007-0148200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Pamela B. Garrett**, her heirs and assigns, forever.

AND **S. Fleming Wilt and Dallas H. Wilt** do hereby covenant with **Pamela B. Garrett**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **S. Fleming Wilt and Dallas H. Wilt** does further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Pamela B. Garrett,** her heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 223 Harbor Village Drive, Madison, TN 37115.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1st day of May, 2006.

S. Fleming Wilt

Dallas H. Wilt by S. Fleming Wilt, Attorney-in-Fact
Dallas H. Wilt
By: S. Fleming Wilt, Attorney –in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared S. Fleming Wilt, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 1st day of May, 2006.

NOTARY PUBLIC

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

MY COMMISSION EXPIRES: 3.20.2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2006, before me personally appeared S. Fleming Wilt, to me known to be the person described in and who executed the foregoing instrument on behalf of Dallas H. Wilt, as per the Power of Attorney signed by Dallas H. Wilt of record in Instrument No. 20060502005028 1, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by his free act and deed on behalf of said Dallas H. Wilt. Witness my hand and official seal.

Notary Public

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

My Commission Expires: 3.20.2010

Permitted Encumbrances

1. County Taxes for 2006 and subsequent years.

2. All matters shown on the plat of record shown as Exhibit C to Declaration of Covenants, Conditions and Restrictions of record in Instrument 200306110080857, amended in Instrument 200307230102986 and Instrument 200501200007505, & by Surveyor's Certificate of Correction of record in Instrument 200507290088636, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

2. Storm Water Detention Agreement in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783, Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Conditions and Restrictions – Being a Horizontal Property Regime with Private Elements, of record in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee.