WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Philip D. Denny
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Philip D. Denny	Countrywide Home Loans, Inc.	Map 095
225 Craigmeade Drive	801 Crescent Center Drive, Suite 510	Group 06-0
Nashville, TN 37214	Franklin, TN 37067	Parcel 020.00

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 acknowledged, we

Don R. Rankin and wife, Christine M. Rankin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Philip D. Denny and wife, Samantha A. Denny

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:

BEING Lot No. 5, on the Plan of Craigmeade Subdivision, Section I, of record in Book 2900, Page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 160 feet on the easterly side of Craigmeade Drive and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Mary B. Rankin and Don R. Rankin and wife, Christine M. Rankin, as joint tenants with right of survivorship, by deed from Albert F. Kish and wife, Dorothy M. Kish, of record in Book 6754, Page 217, Register's Office for said County, dated December 30, 1985. The said Mary B. Rankin now being deceased.

This conveyance is subject to: (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plat of record in Book 2900, page 121, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3135, page 283, and Book 6680, page 862, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 225 Craigmeade Drive, Nashville, TN 37214

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 our hands this 31st day of July, 2006.

Davidson County DEEDWARR
Recvd: 08/01/06 09:48 2 pgs
Fees:13.00 Taxes:665.63
20060801-0093091

Don R. Rankin

Christine M. Rankin

FILE BOX 45

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 Don R. Rankin and Christine M. Rankin, 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 this 31st day of July, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.