PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 48098
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/15/06 15:18 2 pgs
Fees:13.00 Taxes:640.10
20060815-0100543

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Joseph McClellan Peggy Elaine Newman 695 Harpeth Trace Drive Nashville, Tennessee 37221	Countrywide Home Loans, Inc. 801 Crescent Centre Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 143020CO5100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$173,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. Richard Baruzzini and spouse, Deborah Nunn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. McClellan and spouse, Peggy Elaine Newman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Harpeth Knoll of record in Book 5200, page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Raymond R. Baruzzini, a single person by deed from Valentin Dehdashti of record in Book 9664, page 15, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10698, page 21, said Register's Office, a tenancy by the entirety was created in Raymond R. Baruzzini and wife, Deborah Nunn, in which deed the property was erroneously referred to as Lot 41.

R. Richard Baruzzini was erroneously referred to as Raymond R. Baruzinni in the previous deeds.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, page 76, said Register's Office, to which plan reference is hereby made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6280, page 478, By Laws in Book 6280, page 486 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 695 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 2006.

R. Richard Baruzzini

Deborah Nunn

State of TENNESSEE

County of DAVIDSON

On this 14th day of August, 2006 , before me the undersigned authority, personally appeared R. Richard Baruzzini Deborah Nunn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA M. NUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

My Commission Expires NOV. 24 , 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $173,000.00

Affiant

Sworn and subscribed before me this the 14th day of August, 2006

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires JULY 21, 2007