After Recording Return to
Nations Title Agency, Inc
10579 Cedar Grove Road
Suite 140
Smyrna, TN 37167
06TN0258f

This Instrument Prepared by ~~and Return~~ to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 08/25/06 11:46 2 pgs
Fees:13.00 Taxes:643.80
20060825-0105239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $174,000.00.

Courtney D Vassar
Affiant

Subscribed and sworn before me this the 23rd day of August, 2006.

Notary Public
My commission expires:

NOTARY PUBLIC C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Courtney D. Vassar 3440 Chandler Cove Way Antioch, TN 37013	COUNTRYWIDE HOME LOANS 3011 ARMORY DR. STE 120 NASHVILLE, TN 37204	173-16-0-A94-C0

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon J. Arnold,an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Courtney D. Vassar, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, being Lot No. 206 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, section 1, of record in Instrument No. 20030213-0020016 and Corrected in Instrument No. 20030331-0042208 and Instrument No. 20031120-0169641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Brandon J. Arnold, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20050707-0078548, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3440 Chandlerr Cove Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 23rd day of August, 2006.

Brandon J. Arnold By

~~Brandon J. Arnold~~

His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon J. Arnold, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2006.

My commission expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd day of August, 2006, before me, the undersigned Notary Public in and for said County and State, personally appeared Patrick Webb with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brandon J. Arnold, by his Power of Attorney dated 8/18/06, and who acknowledged that he executed the same as the free act and deed of Brandon J. Arnold.

Witness my hand and official seal this 23rd day of August, 2006.

My Commission Expires:
11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public