Davidson County DEEDWARR
Recvd: 08/31/06 15:00 2 pgs
Fees:13.00 Taxes:458.80
20060831-0107990

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Atreya Price
3305 Cedar Ridge Road
Nashville, TN 37214

MORTGAGEE
Countrywide Home Loans, Inc.
280 North Gallatin Road Suite 280
Madison, Tennessee 37115

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
108-08-0-080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Cook, Christa Sallie, Heirs of Bonnie E. Riley, and Anna Riley, Heir of Robert F. Riley, Jr.** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Atreya Price, unmarried,** 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. 238 on the plan of Section Two, Larchwood, of record in Plat Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie E. Riley, a married person, by deed from Billy B. Lair, of record in Book 10256, page 546, Register's Office for Davidson County, Tennessee. The said Bonnie E. Riley died intestate on May 15, 2002, leaving Robert F. Riley, Jr., her spouse, James Cook, and Christa Sallie as her surviving heirs at law. (See Affidavit of Inheritance of record in Instrument No. 20020917-0113477, Register's Office for Davidson County, Tennessee.) The said Robert F. Riley, Jr., died intestate on February 3, 2006, leaving Anna Riley, his mother, as his sole surviving heir at law. (See Petition to Probate the Estate of Robert F. Riley, Jr., Probate Clerk's Office for Davidson County, Tennessee, Docket No. 06P858.)
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5479, page 443; Book 5681, page 532; and Book 5688, page 696; easements, covenants and conditions as shown on the plan of record in Plat Book 5200, Page 207, Register's Office, Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3305 Cedar Ridge Road 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 25th day of August, 2006.

James Cook

Christa Sallie

Anna Riley

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Cook and Christa Sallie and Anna Riley, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$124,000.00.**

AFFIANT

Subscribed and sworn to before me this 25th day of August, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07