Davidson County DEEDWARR
Recvd: 11/28/06 14:09 2 pgs
Fees:13.00 Taxes:823.25

20061128-0146819

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $222,500.00

Affiant

Subscribed and sworn to before me, this 27th day of November 2006.

Notary Public
My commission expires: 5/22/2010

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Bynum 7409 East Colony Drive Nashville TN 37221	Countrywide Home Loans Inc. 3011 Armory Drive Nashville, Tennessee 37204	0156-01-0C02.200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Gina Suzanne Kilbane, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Keith Bynum and wife, Amy Bynum, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22, on the Plan of East Colony at Riverbend, as shown on plat of record in Plat Book 7900, page 733, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gina Suzanne Kilbane in Instrument 20061109-0139671 recorded 11/9/2006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. Tax Parcel No. 0156-01-0C02.200CO 2) All matters shown on Plat recorded in Book 7900, page 733 and Book 7900, page 4. 3) Charter of Incorporation of the South Colony at Riverbend Homeowner's Association of record in Book 8748, page 817. 4) Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119 and amended in Book 7781, page 645 and Book 9792, page 20 and 24.

This property is improved property known as 7409 East Colony 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 27th day of November, 2006.

Gina Suzanne Kilbane

Jeff Wertz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gina Suzanne Kilbane, the bargainor(s), 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 at Brentwood, Tennessee, this 27th day of November, 2006.

Notary Public

My Commission expires: 4/21/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Wertz, the bargainor(s), 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 at Brentwood, Tennessee, this 27th day of November, 2006.

Notary Public

My Commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE NO: WG1534