Return to:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/07 08:47 3 pgs
Fees:18.00 Taxes:621.60
20070118-0007160

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $168,000.00.

Affiant

Subscribed and sworn to me on January 5, 2007.

NOTARY PUBLIC

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22172SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
L. mp JCW James Widrig 8604 Gauphin Place Nashville, TN 37211	Crescent Mortg Co. 115 Perimeter Center Place Ste 285 Atlanta, GA 30346	173-9-A-256 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ashley Howerton (formerly known as Ashley Bernhardt) and husband, Jeffrey Howerton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto James Widrig, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

L. mp JCW

Land in Davidson County, Tennessee, being Lot 197 on the Plan of Lenox Village, Phase "E", as of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashley Bernhardt, an unmarried woman, Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20040902-0106474, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee; and
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction of record as Instrument No. 20020315-0032826 as amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee; and

4. Master Deed of record as Instrument No. 20020315-0032825, and amended by Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee; and
5. Storm Water Detention Agreement of record in Book 7361, page 230, and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
6. Charter of of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8604 Gauphin Place, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Jeffrey Howerton, husband of Ashley Howerton (formerly Ashley Bernhardt), is executing this Instrument in order to convey any and all marital interest he may have in the subject property.

WITNESS our hands on January 5, 2007.

Ashley Howerton by Linda Bernhardt her attorney in fact

Ashley Howerton (formerly Ashley Bernhardt)
By Linda Bernhardt, Her Attorney-In-Fact

Jeffrey Howerton by Linda Bernhardt his Attorney in fact

Jeffrey Howerton By Linda Bernhardt, 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, the within named **LINDA BERNHARDT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **ASHLEY HOWERTON (FORMERLY KNOWN AS ASHLEY BERNHARDT)**, as her Attorney in Fact, as the free act and deed of the within named **ASHLEY HOWERTON (FORMERLY KNOWN AS ASHLEY BERNHARDT)**. Witness my hand and official seal this 5th day of January, 2007.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

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 **LINDA BERNHARDT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **JEFFREY HOWERTON**, as his Attorney in Fact, as the free act and deed of the within named **JEFFREY HOWERTON**. Witness my hand and official seal this 5th day of January, 2007.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE