JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0891

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRISTOPHER C. WINFREY, ET UX	Countrywide Home Loans, Inc.	**072-15-0-302.00**
(NAME) **1432 RIVERSIDE DRIVE**	(NAME) P.O. Box 10423	Davidson County DEEDWARR Recvd: 01/23/07 12:40 2 pgs Fees:13.00 Taxes:573.50
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Van Nuys, CA 91410	20070123-0009262
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, AUBREY L. HIAM, MARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTOPHER C. WINFREY AND WIFE, COURTNEY G. JACKSON** 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:

Land in Davidson County, Tennessee, being parts of Lots 62 and 63 on the Plan of Brownsville, as recorded in Book 21, page 9, Register's Office for said County, and being part of Lot No. 1 on the unrecorded subdivision of Lots 61, 62 and part of Lot 63 on said Plan of Brownsville, described according to a survey of John Kohl, dated October 28, 1967, as follows:

Beginning at a point on the northwesterly margin of Riverside Drive, at a point 133 feet southwest of the southerly margin of McKennell Drive (formerly McKennie Street); thence with said margin of Riverside Drive southwesterly 100 feet to a point; thence westwardly 132.7 feet, more or less, to a point; thence northeastwardly 100 feet to a point; thence eastwardly 132.7 feet, more or less, to the point of beginning.

Being the same property conveyed to Aubrey L. Hiam by deed from Margaret W. Steele of record in Book 9522, page 813, dated November 15, 1994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 750, Book 4113, page 648, Book 4398, page 533, and Book 4420, page 699 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as **1432 RIVERSIDE DRIVE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5 day of January, 2007.

AUBREY L. HIAM

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 **Aubrey L. Hiam**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of January, 2007.

My commission expires: **September 22, 2007**

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.