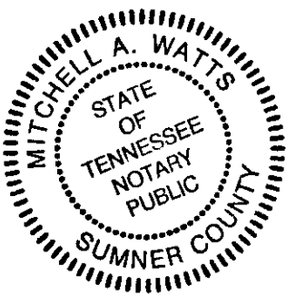
Box 8

Davidson County DEEDWARR
Recvd: 01/30/07 09:46 2 pgs
Fees:13.00 Taxes:1489.25

20070130-0012145



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,500.00

James W. Gaither
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2007.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Robin Haney	Countrywide Home Loans	143-02-0 A
525 Harpeth Trace Drive	P.O. Box 660694	GROUP
Nashville, Tennessee 37221	Dallas, TX 75266-0694	PARCEL 041.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Two Thousand Five Hundred Dollars and Zero Cents ($402,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James W. Gaither, Jr. and wife, Elizabeth S. Gaither, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robin Haney, _____, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 41 on the Plan of Harpeth Trace Estates, Phase Three, of record in Plat Book 5200, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to James W. Gaither, Jr. and Elizabeth S. Gaither by deed dated December 18, 2002, from Gary S. Pinsly and Sue B. Pinsly, of record as Instrument No. 20030108-0003363 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: Taxes for 2007 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, page 751, 752 and 753, said Register's Office, which Plan shows 20 foot minimum building set back line from Harpeth Trace Place and a 10 foot easement for public utility and drainage purposes along the westerly line(s) of said lot with an 8 inch sewer line lying therein and a 10 foot minimum setback line from Harpeth Trace Drive; Easement for public utility and drainage purposes of varied width along the southerly line of said lot, with an 8 inch sewer line lying therein and a minimum setback line of undetermined width along the southerly line of said lot; Easement Agreement of record in Book 10796, page 217, said Register's Office; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 337, Book 6274, page 148, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is:

unimproved ☐

improved ☒ property known as 525 Harpeth Trace 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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 26th day of January 2007.

James W. Gaither, Jr.

Elizabeth S. Gaither

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James W. Gaither, Jr. and Elizabeth S. Gaither, the bargainors, 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 Nashville, Tennessee this 26th day of January 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

