Davidson County DEEDWARR
Recvd: 02/02/07 14:14 2 pgs
Fees:13.00 Taxes:699.30
20070202-0014178

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $189,000.00

Stephen E. Golgata
AFFIANT

Subscribed and sworn to before me, this 30th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows:
Stephen E. Golgata
9610 S. Harpeth Rd.
Nashville, Tennessee 37221

Send Tax Bills To:
Countrywide Homes Loans, Inc.
P.O. Box 961206
Fort Worth, TX 76161

Map-Parcel Number:
168 – 21.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Fredonia P. Davis ("Grantor") does hereby bargain, sell, transfer and convey unto **Stephen E. Golgata** ("Grantee") his heirs and assigns, all of her right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, May, 1972, as follows:

Beginning at an iron stake, north 5 degrees west 50 feet from J. W. Flowers north west corner; thence north 5 degrees west 149 feet to an iron stake by a Gate post; thence east 398 feet to a feet to a stake at fence corner; thence north 52 degrees 30 minutes west 125 feet to a stake on the westerly margin of the So. Harpeth Road; thence with the westerly margin of said Road, as follows: south 44 degrees east 89 feet to a stake; south 34 degrees east 93 feet to a stake; south 22 degrees east 50 feet to a stake; south 13 degrees 30 minutes east 27.6 feet to stake on margin of road; thence leaving road, south 89 degrees 30 minutes west 623 feet to the point of beginning, containing 2.03 acres, more or less.

Being the same property conveyed to John B. Davis and wife, Fredonia P. Davis of record in Book 4714, page 302, Register's Office for Davidson County, Tennessee. Said John B. Davis now being deceased, having died on January 3, 2003, property is vested solely with Fredonia P. Davis.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Stephen E. Golgata**, his heirs and assigns, forever.

AND **Fredonia P. Davis** does hereby covenant with **Stephen E. Golgata**, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Fredonia P. Davis** does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to said land to **Stephen E. Golgata,** his heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 9610 S. Harpeth Rd, Nashville, TN 37221

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30th day of January, 2007.

Fredonia P. Davis

Fredonia P. Davis

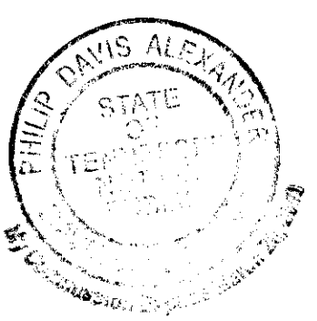
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Fredonia P. Davis, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 30th day of January, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010



This conveyance is subject to following:

Permitted Encumbrances

1. County Taxes for 2007, have been pro-rated and shall be paid by Grantee, all subsequent years, a lien not yet due and payable.

2. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record.