File #2007001

After Recording Return to:
Jack Case Wilson Title Associates
7100 Executive Center Dr.
Brentwood, TN 37027
B-5263

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,397.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: 01-16-08

(AFFIX SEAL)

SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tsehai A. Degene	Countrywide Home Loans	MAP 161-09
(NAME) 406 Hill Road	(NAME) P.O. Box 660694	PARCEL 60
(ADDRESS) Nashville, TN 37220	(ADDRESS) Dallas, TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Anne Shapard Hailey, Trustee of the John Thomas Hailey, Jr. Irrevocable Trust, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Tsehai A. Degene, unmarried, hereinafter called the GRANTEE, her 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 Lot No. 8A on the Plan of the Zone Lot Division of Lots 7 & 8, Section One, Brentwood Meadows, of record in Book 5200, page 694, amended in Book 6250, page 231, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Thomas Hailey, Jr., Revocable Trust dated May 6, 1997 by deed from John T. Hailey and Anne S. Hailey of record in Book 11728,page 240, said Register' s Office, dated October 20, 1999.*

Anne Shapard Hailey, Trustee of the John Thomas Hailey, Jr. Irrevocable Trust, executes this instrument pursuant to Article III, Section A; Article VI, Section A, Items 2 and 10, and Article VII, Section B, Item 6 of said Trust.

This conveyance is subject to Restrictive Covenants of record in Book 6291, page 292, and Book 6771, page 442; Rights or interest of adjoining owners in and to any party walls. (Zone Lot); and any and all matters shown on the Plan of record in Book 5200, page 694, amended in Book 6250, page 231, Register's Office for Davidson County, Tennessee.

*John Thomas Hailey, Jr. having since died, therefore creating an Irrevocable Trust with Anne Shapard Hailey as the successor Trustee.

Unimproved ()
This is improved (X) property, known as 406 Hill Road, Nashville, TN 37220
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 15th day of February, 2007.

John Thomas Hailey, Jr. Irrevocable Trust

BY: Anne Shapard Hailey Trustee

Anne Shapard Hailey

Trustee

Davidson County DEEDWARR
Recvd: 02/23/07 11:05 2 pgs
Fees:13.00 Taxes:571.27

20070223-0022776

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

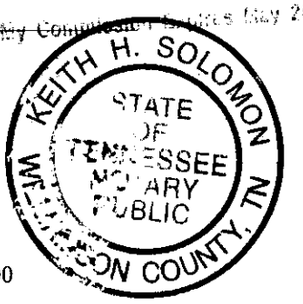
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Anne Shapard Hailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the John Thomas Hailey, Jr. Irrevocable Trust, the within named bargainor, a Trust, and that she as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal, this 15th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027