This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$146,500.00~~.

Affiant

Subscribed and sworn before me this the 22nd day of February, 2007.

Notary Public
My commission expires: 5/24/08

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address of New Owner:
Kenneth Bray
3305 Harpeth Springs Drive
Nashville, TN 37221

Send Tax Bill to:
Churchill Mtg Corp
761 Old Hickory Blvd
Ste 400
Brentwood, TN 37027

Tax Information:
141060D09100CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elizabeth A. Barnett, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth Bray, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 91, Building 14, on the Plan of Horizontal Property Regime, Private Element Plat Riverbridge Community, a Planned Unit Development, of record in Plat Instrument #20030213-0019999, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same propelrty conveyed ot Elizabeth A. Barnett, unmarried, by deed from Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee Corporation, dated June 25, 2004, of record as Instrument No. 20040628-0076606, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 3305 Harpeth Springs Drive, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of February, 2007.

Elizabeth A. Barnett

Davidson County DEEDWARR
Recvd: 02/28/07 15:32 2 pgs
Fees:13.00 Taxes:542.05

20070228-0024946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth A. Barnett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2007.

My commission expires:

11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public