D04186
2783

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gregory A. Trudeau and Anita C. Trudeau husband & wife	Countrywide Home Loans, Inc.	Map/Parcel - 44-09-4.00
1109 Horseshoe Cove	P O Box 660694	
Mt. Juliet, TN 37122	Dallas, TX 75266-0694	07-02-12891 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gary Hart and wife, Claire Hart,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Gregory A. Trudeau and Anita C. Trudeau husband and wife** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 269 on the map of Rayon City, Old Hickory, TN, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 269 fronts 50 feet on the north side of Rayon Drive and runs back 150 feet on the easterly side and 136.65 feet on the westerly side to a broken line in the rear, measuring 53.5 feet thereon.

Being part of the same property conveyed to Gary Hart and wife, Claire Hart by Installment Deed from Ben C. Robinson and wife, Phyllis Robinson, of recorded on the 9th day of January, 2001 in Instrument No. 20010109-0002720 for said Register's Office of Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of record in Plat Book 843 page 13, said Register's Office.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantees.

This is improved property commonly known as 208 Rayon Drive, Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 03/05/07 12:08 2 pgs
Fees:13.00 Taxes:314.50
20070305-0026762

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 2007

My Commission Expires: 11/14/09

Notary Public

Sarah Drennan
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV 14, 2009
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of February, 2007.

Gary Hart

Claire Hart

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Gary Hart and wife, Claire Hart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2007.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

My Commission Expires
03/21/2009

My commission expires: _____