WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp. 7/25/09 State Of TENNESSEE Davidson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

G-KW-07-4033

BOX 13 # 12955

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Gaumitz	Rodney Gaumitz (NAME)	
4033 Barnes Cove Drive (ADDRESS)	2140 Sister Ct (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nolensville TN 37135 (CITY) (STATE) (ZIP)	173-9-B-25.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN M. WEAVER AND MICHELLE E. WEAVER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RODNEY GAUMITZ,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*and wife, Rebecca Gaumitz

Land in Davidson County, Tennessee, being Lot 317, BARNES COVE, SECTION ONE, as shown on plat of record in Instrument No. 20020409-0043258, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin M. Weaver and Michelle E. Weaver, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, recorded on the 20th day of December, 2004 in Instrument No. 20041220-0150879, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20041217-0155806; Inst. no. 20021217-0155805; Inst. No. 20020409-0043258; Inst. No. 20020201-0014182; Inst. No. 20020408-0042673; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 4033 Barnes Cove Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 23rd day of February, 2007.

Kevin M. Weaver

Michelle E. Weaver By

Kevin M. Weaver ATTORNEY IN FACT

Davidson County DEEDWARR
Recvd: 03/08/07 12:16 2 pgs
Fees:13.00 Taxes:917.60

20070308-0028797

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin M. Weaver, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of February, 2007, before me personally appeared Kevin M. Weaver to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michelle E. Weaver, and who acknowledged he/she/they executed the same as the free act and deed of the said Michelle E. Weaver.

Witness my hand and official seal, this the 23rd day of February, 2007.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903