07

REALTY TITLE
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $254,000.00

Affiant

Subscribed and sworn to before me, this 26 day of February, 2007.

Notary Public
My commission expires: 11/22/08

Davidson County DEEDWARR
Recvd: 03/20/07 14:51 2 pg
Fees:13.00 Taxes:939.80
20070320-0033992

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

03-0701-34385

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard T. Derry 127 Carriage Court Brentwood TN 37027	Countrywide Home Loans P. O. Box 660694 Dallas, TX 75266-0694	171-03-0-B165.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia Noelle Ross, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard T. Derry and wife, Tonya M. Derry, hereinafter called the Grantees, their successors 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 Unit No. 25, on the Plan of "Carriage Homes of Fredricksburg" Townhomes of Fredericksburg, Revision One, Phase Two, Section Five, of record in Book 9700, Page 578, revised in Instrument No. 20000804-0077800, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Noelle Ross, unmarried, by deed from Pulte Homes Tennessee Limited Partnership, dated 07/28/99, recorded 08/05/99, of record in Book 11607, Page 985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 127 Carriage Court, Brentwood, TN 37027

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 26th day of February, 2007.

Patricia Noelle Ross by Brenda Wilhoite Atty-in-fact
Patricia Noelle Ross
By: Brenda Wilhoite, Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Wilhoite, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Patricia Noelle Ross, and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of February, 2007.

Diane K. Mann
Notary Public

Commission expires 2/22/09

