WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/07 11:28 2 pgs
Fees:13.00 Taxes:617.90

20070425-0049299

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2007

Notary Public:

My COMMISSION EXPIRES: My Commission Expires October 10, 2009
(AFFIX SEAL)

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Victoria Kenning Reichmann	Countrywide Home Loans, Inc.	Map 136
3660 Anderson Road	6440 Southpoint Parkway, Suite 300	Group 11-0
Nashville, TN 37217	Jacksonville, FL 32216	Parcel 013.00

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, we

Gary W. Michael and wife, Dawn Michael

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Victoria Kenning Reichmann, married

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 13, on the Plan of Priest Lake Park, Section One Revised, of record in Book 3842, Page 243, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary W. Michael and wife, Dawn Michael by deed from Eldon B. Miller and wife, Patricia J. Miller, of record in Book 4940, Page 294, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4249, Page 892, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 243, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3660 Anderson Road, Nashville, TN 37217

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 we do covenant with the said GRANTEES 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 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 23rd day of April, 2007.

Gary W. Michael

Dawn Michael

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Michael and wife, Dawn Michael, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2007.

My Commission Expires: 03/07/11

Notary Public

