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 $165,000.00.

Deborah J Tait
Affiant

Subscribed and sworn before me this the 30th day of April, 2007.

Notary Public
My commission expires: 11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/30/07 15:56 2 pgs
Fees:13.00 Taxes:610.50
20070430-0051456

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Deborah J. Tait 840 Beech Bend Drive Nashville, TN 37221	Countrywide Home Loans, Inc. 3011 Armory Dr., Suite 120 Nashville, TN 37204	142[illegible]-14-167

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, Perry Howard and wife, Jill Howard f/k/a Jill Lemonds, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Deborah J. Tait, unmarried, 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 Lot(s) 684, as shown on the map entitled Harpeth Woods, Section III, of record in Plat Book 5200, page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PERRY HOWARD AND JILL LEMONDS, by deed from KIMBERLY P. BRASHER, UNMARRIED, of record as Instrument No. 20050308-0025552, dated February 28, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 840 Beech Bend 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 30th day of April, 2007.

Perry Howard

Jill Howard f/k/a Jill Lemonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Perry Howard and Jill Howard f/k/a Jill Lemonds, 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 30th day of April, 2007.

My commission expires:

11/22/08

Notary Public

