Davidson County DEEDWARR
Recvd: 05/01/07 13:05 2 pgs
Fees:13.00 Taxes:643.80

20070501-0051846

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $174,000.00

Subscribed and sworn before me this the 20th day of April, 2007.

Affiant

Notary Public

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

(Affix Seal)

WARRANTY DEED

700231

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
John A. Minichillo
1417 Riverside Drive
Nashville, TN 37206

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map 83-3, Parcel 200

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Derek Bain, a married man and Jennie L. Thistlethwaite and Kevin Thistlethwaite, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

John A. Minichillo, an unmarried man and Katrina L. Gray, an unmarried woman, Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Resubdivision of the Bradford & McClure lands, being a re-subdivision of the Bradford & McClure Lands, being a re-subdivision of certain lots in the Brownsville Plank of record in Book 21, Page 9, Register's Office, Davidson County, Tennessee, and described according to a copy of a survey by T.T. Sanford, August 3, 1949, as follows:

Beginning at a stake in the South margin of Riverside Drive, which said stake is 8.43 degrees W. 525 feet from an iron pin in the margin of McKinnie Avenue; thence southeasterly 198.5 feet (200 feet in deeds) to a stake, thence S 43 degrees W. 52.7 feet (53.4 feet in deeds) to a stake; thence N 86 degrees 30' W 31.9 feet (22.6 feet in deeds) to a stake; thence northwesterly 175 feet, more or less, (178.3 feet in deeds) to a stake in the margin of same, N 43 degrees E 75 feet to the beginning.

Being all of the same property conveyed to Derek Bain, a married man, Jennie L. Thistlethwaite and Kevin Thistlethwaite, wife and husband from Ora Clack Clark, Married by deed dated 3/31/06 of record Instrument No. 20060407-0040201 Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1417 Riverside Drive, Nashville, TN, 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 20th day of April, 2007.

Derek Bain

Jennie L. Thistlethwaite

Kevin Thistlethwaite

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 Derek Bain, the bargainor(s), 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 20th day of April, 2007.

My commission expires:_____

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public

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 Jennie L. Thistlethwaite and Kevin Thistlethwaite, the bargainor(s), 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 20th day of April, 2007.

My commission expires:_____

Notary Public

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010