Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/03/07 13:51 3 pgs
Fees:18.00 Taxes:373.70
20070503-0053237

ADDRESS NEW OWNER:
Gabe Martin
5767 BRENTWOOD TRACE
BRENTWOOD TN 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

MAP	**160-14**
GROUP	**B**
PARCEL	**67.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chris Keith and wife, Julie M. Keith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Gabe Martin**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Chris Keith and wife, Julie M. Keith by Quitclaim Deed from Chris Keith, of record in Instrument #20041013-0123514, Register's Office for Davidson County, Tennessee; further conveyed to Chris Keith by deed from Joseph W. Turbyfill and wife, Mary E. Turbyfill, Trustees of the Joseph W. Turbyfill Trust dated December 4, 1979 of record in Book 9508, page 426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **5767 Brentwood Trace, Brentwood, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **27th** day of **April, 2007.**

Chris Keith

Julie M. Keith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Chris Keith and Julie M. Keith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of April, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $101,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day
of April, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

Exhibit "A"

Land in Davidson County, State of Tennessee, being described as follows, to wit:

Unit No. 5767 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, , Page 261, Register's Office for Davidson County, Tennessee, ,and described in a Maser Deed recorded in Book 5524, Page 415, amended in Book 5545, ,Page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made . The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood T race Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, Register's Office for said County, amendment to Master Deed in Book 5545, Page 510, and amendment to By-Laws in Book 5537, Page 988, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.