Davidson County DEEDWARR
Recvd: 05/08/07 09:19 2 pgs
Fees:13.00 Taxes:1376.40

20070508-0055087

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $372,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2007.

Notary Public

My commission expires: 9/16/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Timothy O'Brien	Countrywide Home Loans, Inc.	Map 105-13, Parcel 177.00
1109 A South Douglas Avenue	P.O. Box 961206, FTWX-22	
Nashville, TN 37204	Fort Worth, TX 76161	

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 ACKNOWLEDGE, WE,

Graymont Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy O'Brien

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:

Land in Davidson County ,TN, being Unit No. 1, South Douglas Townhomes, a horizontal property regime with private elements of record in Instrument #20061130-0147931, Exhibit "C", Register's Office for Davidson County, Tennessee, formerly known as Lot 31, McAlister Property of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Graymont Group, LLC by deed from Willie B. Russell, Jr., married also known as William B. Russell and James Russell, unmarried, Senora Jean Russell, unmarried, Barry Russell, married and Willie B. Russell, married, collectively the Heirs at Law to the Estate of Samuel Russell of record in Instrument #20060630-0078684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as 1109 A South Douglas Avenue, Nashville, TN 37204

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my/our hand(s) this 3rd day of May, 2007.

Graymont Group, LLC

John W. Hays, Member

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared John W. Hays, Member **of** Graymont Group, LLC, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the** Member **of** Graymont Group, LLC, **the within bargainor, and corporation, and that he as such** Member **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** John W. Hays **as** Member.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 3rd **day of** May, 2007.

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY