07-05-036

WARRANTY DEED

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,000.00.

Affiant

Subscribed and sworn to me on May 30, 2007.

NOTARY PUBLIC

Comm. Exp. 1/3/2011

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22516SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jon Patrick Layland Margot W. Layland 405 W.F. Rust Court Nashville, TN 37221	Capital Mortg. Finance Corp. 6310 Stevens Forest Rd. Columbia, MD 21046	128-10-A-057.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Laura F. Neilson, unmarried, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto Jon Patrick Layland and wife, Margot W. Layland, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 as shown on the plan of Pine Forest, Section Two, of record in Plat Book 11700, pages 3, 4, 5 and 6, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Davidson County
Recvd: 06/01/07 08:26 2 pgs
Fees: 13.00 Taxes: 0.00
20070601-0064978

Being the same property conveyed to Thomas D. Neilson and Laura F. Neilson, husband and wife, by Warranty Deed from Beazer Home Corp., DBA Phillips Builders, a Tennessee corporation, of record as Instrument No. 20010328-0029721 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20050504-0049926 in said Register's Office, Thomas D. Neilson, unmarried, quitclaimed all his right, title and interest in said property to Laura F. Neilson, unmarried.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters shown on the Plan of record in Plat Book 11700, pages 3, 4, 5 and 6 in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 11072, page 248, as amended in Book 11515, page 987, in said Register's Office.
5. Stormwater Detention Agreement of record in Book 11016, page 259, in said Register's Office.

6. Drainage Easement of record in Book 3316, page 483, in said Register's Office.
7. Easement of record in Book 787, page 25, in said Register's Office.
8. Pine Forest Homeowners' Association Charter of record in Book 11092, page 155, in said Register's Office.
9. Quitclaim Deed to the Homeowners' Association for Open Space of record as Instrument No. 2003014-0005647 in said Register's Office.

This property is also known as improved property located at 405 W.F. Rust Court, 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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 on May 30, 2007.

Laura F. Neilson

Laura F. Neilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 30, 2007, before me personally appeared Laura F. Neilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 30, 2007.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE