WARRANTY DEED

R-CWHL-07-115

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

MARY JANES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael Garrigan	Countrywide Home Loans, Inc.	
115 Barton Lane	(NAME) 2021 N Gallatin Road, Suite 280	62-265.00
(ADDRESS) Nashville, TN	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNY T. EATON, INDIVIDUALLY AND DBA VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL GARRIGAN AND JENNY GARRIGAN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, Barton Lane Subdivision, as shown on Plat of record in Instrument No. 20061211-0152572, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The above-described property has never been the marital or primary residence of the grantor(s) herein.

Being part of the same property conveyed to Danny T. Eaton, indivdually and d/b/a Vintgage Builders by Quitclaim Deed from Phillip Potter and Danny T. Eaton (a/k/a Dan Eaton) recorded November 29, 2006 in Instrument No. 20061129-0147502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20061211-0152572; Book 1163, Page 341; Book 1198, Page 525; Inst. No. 20000720-0071648; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 115 Barton Lane, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 my/our hand(s) this 30th day of May, 2007.

Danny T. Eaton

Davidson County DEEDWARR
Recvd: 06/04/07 10:54 2 pgs
Fees:13.00 Taxes:962.00

20070604-0065925

STATE OF Tennessee
COUNTY OF Davidson

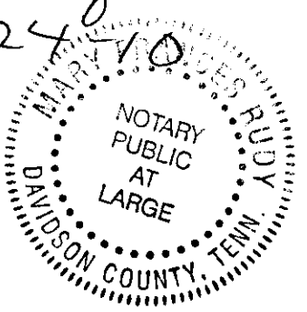
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny T. Eaton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903