Davidson County DEEDWARR
Recvd: 06/04/07 11:27 2 pgs
Fees:13.00 Taxes:473.60

20070604-0065982

WARRANTY DEED

G-FSBO-07-1112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me this 31st DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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
Heath A. Henley	Countrywide Home Loans, Inc.	
1112 Riverside Drive	(NAME) 1520 Memoral Blvd. Ste. 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	83-3-170
(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 KEITH R. TREHY, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEATH A. HENLEY AND WIFE, MARY ELLEN HENLEY, 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS BEING LOT NO. 6 IN THE G.W. CARVER'S UNRECORDED SUBDIVISION OF LOTS NOS. 18, 19 AND PARTS OF LOTS NOS. 20, 21, 22, 23, 8 AND 9 OF W.S ASHWORTH'S RESUBDIVISION OF LOTS NOS. 47, 48, 49 AND 50 OF THE TOWN OF BROWNSVILLE, AS OF RECORD IN BOOK 161, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY ERIC DRAKE, COUNTY SURVEYOR, MAY 1, 1925, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND GREENWOOD, FORMERLY GREENWAY AVENUE; THENCE, WITH THE SOUTHERLY MARGIN OF GREENWOOD AVENUE, WESTERLY 197 FEET TO THE EASTERLY MARGIN OF THE LEWISBURG AND NORTHERN RAILROAD, RIGHT-OF-WAY; THENCE, WITH THE EASTERLY MARGIN OF SAID RIGHT-OF-WAY IN A SOUTHEASTERLY DIRECTION 70 FEET TO THE CORNER OF LOTS 6 AND 7; THENCE, WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 145 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF RIVERSIDE DRIVE; THENCE, WITH THE WESTERLY A MARGIN OF SAID DRIVE, NORTHERLY 50 FEET TO THE POINT OF BEGINNING. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 7244, PAGE 833, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EXISTING SOUTH MARGIN OF GREENWOOD AVENUE, SAID POINT BEING 25 FEET MORE OR LESS RIGHT AT STATION 25+98 MORE OR LESS; THENCE WITH THE SAID SOUTH MARGIN EASTWARDLY 65 FEET MORE OR LESS TO A POINT; THENCE WITH THE TOE OF THE SLOPE (1) WESTWARDLY 58 FEET MORE OR LESS TO A POINT, (2) NORTHWESTWARDLY 12 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 268 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO KEITH R. TREHY, AN UNMARRIED PERSON BY SPECIAL WARRANTY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, BY AND THROUGH LITTON LOAN SERVICING LP AS ATTORNEY-IN-FACT, RECORDED ON THE 18TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061218-0155432, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7244, page 833, Register's Office.

unimproved ( )

This is improved (X) property, known as 1112 Riverside Drive, Nashville, Tennessee 37206

(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 31st day of May, 2007.

Keith R. Trehy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith R. Trehy, 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 31st day of May, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC

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