Davidson County DEEDWARR
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Fees:13.00 Taxes:1021.20

20070608-0068747

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Gina Carraday
Affiant

Subscribed and sworn to before me, this 30th day of May 2007.

Notary Public
My commission expires: 11-22-2010

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffery D. Stevens	Countrywide Home Loans	Map 104-08, Parcel 007.00 CO
1613 Horton Avenue	801 Crescent Centre Drive, Ste. 510	
Nashville, TN 37212	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Neil A. Amrhein and wife Melissa M. Amrhein**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeffery D. Stevens and wife Sandra G. Stevens**, hereinafter called the Grantee(s), 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 Unit No. 7 on the Plan of Peabody Square Condominiums of record in Plat Book 6250, page 177, Registers Office for said County, as established by Master Deed of record in Book 6404, page 545, as amended in Book 6527, page 254, Book 6653, page 897, Book 6648, page 635, said Registers Office.

Being the same Property conveyed to Neil A. Amrhein and wife Melissa M. Amrhein by deed from Sandra S. Spika Borchetta, married, dated 07-30-2003, recorded in Instrument No. 20030815-0118077, said Registers Office.

This conveyance is made subject to the following: 1) Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (1) and (4) unless a satisfactory survey and inspection of the premises is made.

(1) Rights of claims and parties in possession not shown by the public records;

(2) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records;

(3) Taxes or special assessments which are not shown as existing liens by the public records;

(4) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. 2) Taxes for the year of 2007 a lien, not yet due and payable. 3) Subject to all matters shown on the Plan of Peabody Square Condominium of record in Plat Book 6250, Page 177, Register's Office of Davidson County, Tennessee. 4) Subject to rights of others in and to the common areas and/or elements. 5) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the

Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Peabody Square Condominium of record in Book 6404, page 545, amended in Book 6527, page 754, Book 6648, page 635, Register's Office for Davidson County, Tennessee. 6) BY-LAWS recorded in Book 6404, page 573, amended in Book 6653, page 897, said Registers Office. 7) Charter for Peabody Square Condominium Homeowners Association, as recorded in Book 6537, page 454, said Registers Office. 8) END OF SCHEDULE B-2

This property is improved property known as 1613 Horton Avenue, Nashville, TN 37212

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of May 2007.

Neil A. Amrhein

Melissa M. Amrhein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Neil A. Amrhein and Melissa M. Amrhein**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May 2007.

Notary Public

My Commission expires: 11-22-2010

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

FILE NO: TN2007050426