Return to: Smith Moore Associates, PLLC
846 Conference Dr. Ste 4
Goodlettsville, TN 37072

This instrument was prepared by:

**Overland Title Company, LLC**
814 East Meade Avenue
Madison, TN 37115
**2007050073**

Davidson County DEEDWARR
Recvd: 07/05/07 12:12 3 pgs
Fees:18.00 Taxes:802.90
20070705-0080002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $217,000.00

Sworn to and subscribed before me this 21st day of June, 2007.

Affiant

Notary Public
My Commission Expires: 3/20/10

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:

Kevin Peithman
1015 Hitt Lane
Goodlettsville, TN 37072

Send Tax Bills to:

Countrywide Home Loans, Inc.
4500 Park Granada MSN#SV15-31
Calabasas, CA 91302-1613

Map-Parcel Numbers:

025-00-0 099.00

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary U. Gantenbein and wife, Geral Dean Gantenbein**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin Peithman and wife, Catherine Peithman**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

**See attached EXHIBIT A for legal description**

This conveyance is made subject to plan of public record; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **1015 Hitt Lane, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21ST day of June, 2007.

Gary U. Gantenbein

Geral Dean Gantenbein

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Gary U. Gantenbein and Geral Dean Gantenbein, the within named bargainors, 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, at Madison, Tennessee, this 21ST day of June, 2007.

Notary Public
My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT A**
**Legal Description**

Described property located in the 1st Councilmanic of Davidson County, Tennessee, described as Tract 1 according to survey dated November 18, 1996 and revised on March 4, 1999 by Tommy E. Walker, Registered Land Surveyor, License Number 1465, as follows, to wit:

Beginning at an iron pin in the westerly margin of Hitt Lane, a common corner to the property conveyed to Freddie R. Hunter, et ux, of record in Book 7220, Page 721, Register's Office for Davidson County, Tennessee; thence with said margin of said Hitt Lane on a curve having a radius of 610.00 feet, a tangent of 255.66 feet, a delta of 45 degrees 28 minutes 40 seconds, a chord of 471.57 feet and a chord bearing of south 12 degrees 14 minutes 39 seconds west for a length of 484.18 feet to an iron pin; thence leaving Hitt Lane, south 77 degrees 27 minutes 50 seconds west 141.62 feet to an iron pin; thence south 79 degrees 27 minutes 18 seconds west 142.40 feet to an iron pin; thence south 54 degrees 03 minutes 59 seconds west 136.99 feet to an iron pin; thence south 27 degrees 45 minutes 27 seconds west 211.88 feet to an iron pin; thence south 31 degrees 28 minutes 35 seconds west 101.62 feet to an iron pin; thence north 41 degrees 54 minutes 57 seconds west 300.35 feet to an iron pin in the line of Hunter; thence with the Line of Hunter, north 64 degrees 38 minutes 27 seconds east 699.98 feet to an iron pin; thence north 43 degrees 57 minutes 00 seconds east 399.74 feet to an iron pin; thence north 52 degrees 55 minutes 00 seconds east 472.00 feet to an iron pin; thence north 71 degrees 00 minutes 00 seconds east 102.84 feet to an iron pin in the westerly margin of Hitt Lane, marking the point of beginning. Description taken from prior deed.

Being the same property conveyed to Gary U. Gantenbein and Geral Dean Ganteinbein, husband and wife, by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 27th day of June, 2005 in Instrument No. 20050627-0073354, re-recorded at Instrument No. 20050721-0085283, in the Register's Office of Davidson County, Tennessee.