Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/07 12:37 2 pgs
Fees:13.00 Taxes:529.10

20070801-0091348

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2007

Notary Public:

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Janice L. Gilford	Countrywide Home Loans, Inc.	Map 136
3405 Anderson Road; #312	750 Old Hickory Blvd., Suite 180	Group 15-0-A
Antioch, TN 37013	Brentwood, TN 37027	Parcel 41.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Roberta L. Meiners, Trustee of the Roberta L. Meiners Living Trust under Agreement dated 04/17/95

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Janice L. Gilford

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 41, Building "A", on the PUD Boundary & Final Plat of Phase 1, Watercrest Townhomes, of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Roberta L. Meiners, Trustee of the Roberta L. Meiners Living Trust under Agreement dated 04/17/95, by deed from Pulte Homes Tennessee Limited Partnership, of record in Book 11652, Page 735, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10788, Page 553; Book 11158, Page 931; and Book 10788, Page 591, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 888, said Register's Office; (3) Sewer Easement of record in Book 11143, Page 449, said Register's Office; (4) Right of Way Easement to Gulf Interstate Gas of record in Book 2242, Page 139, said Register's Office; (5) Right of Way Easement to Columbia Gulf Transmission of record in Book 2875, Page 299, and Book 4438, Page 711, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3405 Anderson Road; #312, Antioch, TN 37013

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 we do covenant with the said GRANTEES 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 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 my hand this 30th day of July, 2007.

Roberta L. Meiners, Trustee of the Roberta L. Meiners Living Trust under Agreement dated 04/17/95

Roberta L Meiners trustee

By: Roberta L. Meiners, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberta L. Meiners, Trustee of The Roberta L. Meiners Living Trust under Agreement dated 4/17/95, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Trustee of The Roberta L. Meiners Living Trust under Agreement dated 4/17/95, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

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

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.