File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $189,900.00

Subscribed and sworn before me this the 31st day of July, 2007.

(Affix Seal)

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Jennifer Marie Crowell
Notary Public

# WARRANTY DEED

This instrument prepared by:

700485

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Chad A. Garner
2148 Christina Court
Hermitage,TN 37076-4462

Send tax bills to:
Countrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

Map 87-1-B, Parcel 28 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Corinthian Custom Homes, Inc**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Chad A. Garner , An Unmarried Man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 28 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Instrument No. 200604170043313; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Corinthian Custom Homes, Inc., by Deed of record Instrument No. 20040102-0000549; dated 12/17/03 and by Quitclaim Deed of record in Instrument No. 20040102-0000550; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED/UNIMPROVED PROPERTY KNOWN AS: 2148 Christina Court, Hermitage, TN, 37076-4462

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 31st day of July, 2007.

Corinthian Custom Homes, Inc

John Bell, Settlement Officer

Davidson County DEEDWARR
Recvd: 08/03/07 09:03 2 pgs
Fees:13.00 Taxes:702.63

20070803-0092379

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 31st day of July, 2007.

My commission expires:_____

Jennifer Marie Crowell
Notary Public




Jennifer Marie Crowell
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
April 19, 2010