VTO71DD233
Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(dm) Title No: 48849
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/28/07 10:37 2 pgs
Fees:13.00 Taxes:2077.55
20070828-0103061

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard H. Seay, JR Gregg E. Colson 239 Cherokee Road Nashville, Tennessee 37205	Countyrwide Home Loans, INc. P.O. Box 10219 Van Nuys, CA 91410-0219

TAX MAP-PARCEL NUMBERS: 10312001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$561,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan D. Ferrugia Trustee of the Susan D. Ferrugia Revocable Trust dated December 20, 1996**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard H. Seay, JR & ~~Gregg~~ E. Colson ,joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

& Gregg

Land in Davidson County, Tennessee, being Lot No. 33 of Block L on the Plan of Cherokee Park, Section Three of record in Book 843, page 2 and 3 Register's Office.

Said Lot No. 33 of Block L fronts 60 feet on the southwesterly margin of Cherokee Road and extends back 138.77 feet on the northwesterly line and 136.77 feet on the southeasterly line to a dead line in the rear, measuring 60.03 feet thereon.

Being the same property conveyed to Susan D. Ferrugia, Trustee of the Susan D. Ferrugia Revocable Trust dated December 20, 1996 by deed from Ira E. Stein and wife, Leslie E. Stein of record in Doc. No. 20020828-0104051 dated and executed on August 23, 2002 and recorded on August 28, 2002 in the Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843 Page 2 and 3, said Register's Office, which Plan shows a 35 foot minimum building setback line from Cherokee Road.

This is improved property, known as: 234 Cherokee Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 2007.

Susan D. Ferrugia

Susan D. Ferrugia, Trustee

State of TENNESSEE

County of DAVIDSON

On this 24th day of August, 2007 , before me the undersigned authority, personally appeared Susan D. Ferrugia, as trustee of the Susan D. Ferrugia Revocable Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $561,500.00

Affiant

Sworn and subscribed before me this the 24th day of August, 2007

Notary Public

My Commission Expires: _____

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010