FILE NO. SP45467
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Davidson County DEEDWARR
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Fees:13.00 Taxes:592.00
20070925-0114430

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2007

Notary Public:

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

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:
Cody Wright	Countrywide Home Loans, Inc.	Parcel ID:
345 Upper Mill Drive	3011 Armory Drive, Ste. 120	173150A13200CO
Antioch, TN 37013	Nashville, TN 37204	

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

Michael E. Lewis and wife, Audrey Lewis

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

Cody Wright, an unmarried man

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 Lot No. 132, on the Plan of Mill Run Subdivision, Phase 2, of record in Instrument 20011009-0109754, as amended in Instrument 20020605-0067914, and Instrument 20020605-0067915, 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 Michael E. Lewis and Audrey Lewis, husband and wife, by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, of record in Instrument 20021029-0132174, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11675, Page 472; Instrument 200002150015152; Instrument 20020701-0079016; Instrument 20021121-0144876; and Book 11675, Page 497, 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 Instrument 20011009-0109754, as amended in Instrument 20020605-0067914 and Instrument 20020605-0067915; and (3) Greenway Easement of record in Instrument 20011024-0116286; TVA Easement of record in Book 3933, Page 359; Sewer Easement of record in Book 10448, page 188; and Landscape Easement of record in Instrument 20010405-0033587, 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 345 Upper Mill Drive, 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 our hands this 24th day of September, 2007.

Michael E. Lewis

Audrey Lewis

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 Michael E. Lewis and Audrey Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2007.

My Commission Expires: 3/7/11

Notary Public

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