Davidson County DEEDWARR
Recvd: 09/28/07 16:02 2 pgs
Fees:13.00 Taxes:943.50

20070928-0116018

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2007

Notary Public: Patricia Nichols

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Susan C. Ferreri	Countrywide Bank, FSB	Map 172
757 East Woodlands Trail	2021 N. Gallatin Road, Ste 280	Group 3-0-B
Nashville, TN 37211	Madison, TN 37115	Parcel 28-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

James Allen Wheeler and wife, Terri Thomas Wheeler

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

Susan C. Ferreri, married

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. 28, on the Plan of The Woodlands Subdivision, Phase 2, of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Allen Wheeler and wife, Terri Thomas Wheeler by deed from Tyson Owen Schoeff and wife, Katherine J. Schoeff, of record in Book 11201, Page 292, dated November 6, 1998 and recorded November 12, 1998 said Register's Office.

This conveyance is subject to Restrictive Covenants and ByLaws of record in Book 7334, Page 109; Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8643, Page 675; Book 7334, Page 149; Book 7408, Page 289, Register's Office for said County.

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 6900, Page 635, 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 757 East Woodlands Trail, Nashville, TN 37211

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 28th day of September, 2007.

James Allen Wheeler

Terri Thomas Wheeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Allen Wheeler and Terri Thomas Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of September, 2007.

Notary Public

My Commission Expires: 01/24/09

