Davidson County DEEDWARR
Recvd: 10/02/07 13:36 2 pgs
Fees:13.00 Taxes:1017.50
20071002-0117391

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $275,000.00

Subscribed and sworn before me this the 27th day of September, 2007.

Marsha T Drake
Affiant

(Affix Seal) SELINA KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

700623

This instrument prepared by:

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

Address of new owner:
Marsha T. Drake and Timothy C. Drake
6269 Rivervalley Drive
Nashville, TN 37221

Send tax bills to:
Countrywide Bank FSB
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

Map 126-16-A, Parcel 527CO

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,

Nicholas S. Psillas

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

Marsha T. Drake and Timothy C. Drake

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 300 on the Plan of Final Plat Riverwalk Phase 3C as shown on plat of record in Instrument Number 20050706-0077607 and Surveyor's Certificate of Correction of record in Instrument Number 20060104-0001187, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Nicholas S. Psillas from Corinthian Custom Homes, Inc., A Tennessee Corporation by Quitclaim Deed of record in Instrument No. 20060830-0107169, Register's Office for Davidson County, Tennessee.

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 PROPERTY KNOWN AS: 6269 Rivervalley Drive, Nashville, TN, 37221

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 27th day of September, 2007.

Nicholas S. Psillas

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 Nicholas S. Psillas the bargainor(s), 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 this 27th day of September, 2007 .

My commission expires:_____

Notary Public

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
Commission Expires
...ey 2, 2011