Davidson County DEEDWARR
Recvd: 10/03/07 14:53 2 pgs
Fees:13.00 Taxes:523.18
20071003-0118075

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mark Ryalls
216 Dockside Court
Hermitage, TN 37076

MORTGAGEE
Countrywide Home Loans, Inc.
2021 N. Gallatin Road Ste. 280
Madison, TN 37115

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
086-10-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Fred R. Rich, Jr. and wife, Melonie Rich,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark Ryalls, unmarried,** 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. 44 on the Plan of Lakeside Woods Estates, Section 3, as of record in Plat Book 7900, Page 220, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Fred W. Rich, Jr., and wife, Melonie Rich by deed of record from Shawna Englert, unmarried, dated August 28, 2007 of record in Instrument No. 20070828-0102898, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6564, Page 740; Book 7347, Page 82 and Book 8228, Page 335; easements, covenants and conditions as shown on the plan of record in Plat Book 7900, Page 220, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **216 Dockside Court Hermitage, TN 37076.**

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.

Fred R. Rich, Jr.

Melonie Rich

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred R. Rich, Jr. and wife, Melonie Rich, 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 28th day of September, 2007.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $141,400.00.

AFFIANT

Subscribed and sworn to before me this 28th day of September, 2007.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11