THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Record & Return to:
Bluegrass Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Charles D. Gugenheim 110 Marita Avenue Goodlettsville, TN 37072	Countrywide Bank, FSB 2021 N. Gallatin Rd, Suite 280 Madison, TN 37115	33-08-45

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, **Jeri Fields Rampy, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles D. Gugenheim, a single man**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 147 on the Plan of Gatewood, Section I, of record in Plat Book 3300, Pages 47-52, inclusive, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeri Fields Rampy, unmarried, by deed from Robert C. O'Guin and wife, Cathy M. O'Guin, dated August 8, 2003, of record in Instrument No. 20030812-0115290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 110 Marita Avenue, Goodlettsville, TN 37072.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 10/24/07 13:40 2 pgs
Fees:13.00 Taxes:508.57
20071024-0125842

WITNESS our hands this 18th day of October, 2007.

Jeri Fields Rampy by Jami Crecelius, her Attorney in Fact

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 Jami Crecelius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Jeri Fields Rampy and that she is authorized by Jeri Fields Rampy to execute this instrument on her behalf.

Witness my hand and seal, this 18th day of October, 2007.

Kelly Ann Callaghan
Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

My Commission Expires: 7/19/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,450.00.

Affiant

Subscribed and sworn to before me this 18th day of October, 2007.

Kelly Ann Callaghan
Notary Public

My Commission Expires: 7/19/08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008