THIS INSTRUMENT PREPARED BY:
BURKHALTER & MOSER, PC
1230 2ND AVENUE SOUTH
NASHVILLE, TN 37210

Mail Recorded Document Back To:
BURKHALTER & MOSER, PC
1230 2nd Avenue South
Nashville, TN 37210

Davidson County DEEDWARR
Recvd: 10/25/07 14:14 3 pgs
Fees:18.00 Taxes:525.40

20071025-0126321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me 10/12/2007
Davidson County, Tennessee

Notary Public

My Commission Expires:

CHERYL McQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

WARRANTY DEED

ADDRESS NEW OWNER:
David S. Illarramendi
2220 Crescent Valley Lane
Hermitage,TN 37076

SEND TAX BILLS TO:
Countrywide Home Loans
1A Fairfax Street
Ste500
Alexandria, VA 22314

MAP/PARCEL:
~~64/16 CO~~
64-16-OD-116CD

THIS INDENTURE, made 12th day of October, 2007, between Ellen E. Parker (FKA Bond), unmarried, First Party, and David S. Illarramendi and Sheena Illarramendi, married, Second parties.

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties, the following described premises, to wit:

Real Property Located in Davidson County, Tennessee, and being described as follows, to-wit:

BEING LOT NO. 274, ON THE PLAN OF SECTION THREE, TRUXTON PARK, OF RECORD IN INSTRUMENT 20011024-0116272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENC IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELLEN E. BOND, MARRIED BY DEED FROM BEAZER HOMES CORP, D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION OF RECORDIN INSTRUMENT NUMBER 20020429-0052360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map. See Exhibit A.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties her heirs and assigns forever.

And said First Party, for their and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2007, which are to be prorated between the Party as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set their hands, and seals the day and year first above written.

Ellen E. Parker FKA Bond

Ellen E. Parker (FKA Bond)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ellen E. Parker (FKA Bond), the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, 12th day of October, 2007

NOTARY PUBLIC

My Commission Expires:_____

CHERYL McQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Exhibit A- Restrictions for 2220 Crescent Valley Lane, Hermitage, TN 37076

1. Subject to lien for special assessment contained in DCCR's Master Deed.
2. Subject to Charter for HOA of record in Instrument Number 200011101-0108603.
3. Subject to Storm Water Detention Agreement of record in Instrument Number 20020524-0063322.
4. Subject to Sanitary Sewer Easement of record in Instrument Number 20001208-0121300.
5. Subject to HOA dues.
6. Subject to Restrictions of record in Instrument Number 20001011-0100896, 20001030-0107559, 20010522-0052910, 20020123-0009419, 20020506-0055597 and 20020718-0086907.
7. Subject to Bylaws of record in Instrument Number 20001101-0108604.