Box 8

Davidson County DEEDWARR
Recvd: 11/27/07 14:43 2 pgs
Fees:13.00 Taxes:998.63

20071127-0137789

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $269,900.00

Affiant

Subscribed and sworn to before me
This 21 day of November, 2007

Notary exp: 3-20-2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of new owners:
Barton Simmons
1209 A 5th Avenue North
Nashville, TN 37208

Send tax bills to:
Countrywide Home Loans
P.O. Box 660694
Dallas, Texas 75266-0694

Map & Parcel:
082-09-0C-004 CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **D. Lynn Dabney, Unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Barton Simmons,**_____, 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:

Land in Davidson County, Tennessee being Unit 1209-A on the plan of Germantown Court Condominiums of record in Instrument No. 20031006-0147481, Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to D. Lynn Dabney, Unmarried, by deed from Germantown Partners, LLC of record as Instrument No. 20040625-0075717 dated June 21, 2004 in the registers office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to all matters of the Master Deed of record in Instrument No. 20031006-0147481 in the Registers Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: **1209 5th Avenue North Nashville, TN 37208**
OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 21 day of November, 2007.

D. Lynn Dabney

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 D. Lynn Dabney, 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 purposed therein contained.

Witness my hand and official seal this 21 day of November, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010