This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Steve Rainey
3116 Penn Meade Way
Nashville, Tennessee 37214

MORTGAGEE:
N/A

Davidson County DEEDWARR
Recvd: 12/03/07 14:23 4 pgs
Fees:23.00 Taxes:499.50
20071203-0139934

SEND TAX BILL TO:
~~**Mortgagee**~~
Steve Rainey
1031 Bluewater Dr
Lebanon TN 37087

MAP **052-13-0-B**
GROUP
PARCEL **239.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nina M. Cavitt** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Steve Rainey, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 23, on the Plan of River Glen, Phase 5, Section 2, as of record in Instrument No. 200310060147480, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nina M. Cavitt by deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes dated January 30, 2004, of record in Instrument No. 200402030013229, Register's Office for Davidson County, Tennessee. Jonathan C. Cavitt, husband of Nina M. Cavitt, joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 3116 Penn Meade Way, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007, a lien now due and payable. Map 052-13-0-B, Parcel 239.00CO . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to a Deed of Conveyance/Easements in favor of Nashville & Davidson County of record in Book 7061, page 196, Book 3961, page 681; Book 7061, page 172; Book 9523, page 164; Book 9523, page 168 and Book 11201, page 708, Register's Office, to which instrument reference is here made for the exact terms and details thereof.

3. Subject to easements set forth in an instrument of record in 200108160088874; Book 7296, page 484; Book 11030, page 731; Book 11201, page 708 and Instrument No. 200108160-0088874, said Register's Office, to which instruments reference is here made for the exact terms and details thereof.

4. Subject to the effect, if any, to the Declaration of Submission of River Glen, Phase V, Section I contained in instruments of record in Instrument No. 20030425-0055853 and Instrument No. 20030522-0069839 and Instrument No. 20020425-0051349, said Register's Office, and to which instrumentsreference is here made for the complete and exact terms, details and requirements thereof.

5. A Charter for the Homeowners Association contained in an instrument of record in Book 8069, page 158 and amended in Instrument No. 20020425-0051348 said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

6. A Master Deed contained in an instrument of record in Book 7566, page 517 and amended in Instrument No. 20040915-0111299 and a Resolution of record in Instrument no. 20040915-0111301said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

7. Subject to a Deed of Conveyance for comon area of record in Instrument No. 20020503-0054718, and a plat for open space of record in Instrument No. 20030319-0036614 said Register's Office, to which instruments reference is here made for the exact terms and details thereof.

8. Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

9. Subject to an easement for flowage, in favor of USA as set forth in an instrument of record in Book 2200, page 119, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

10. Subject to a PUD boundary survey as shown of record in Plat Book 6900, page 650 and 651 and Condominium Site plan as shown of record in Plat Book 6900, page 671, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

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,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS our hands this the 30th day of November, 2007.

Nina M. Cavitt

Jonathan C. Cavitt

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nina M. Cavitt and husband, Jonathan C. Cavitt** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2007.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008



STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day
of November, 2007.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

