PLEASE RECORD AND RETURN TO
SOUTHERN TITLE SERVICES
547 N. Mt. Juliet Road, Suite 100
Mt. Juliet, TN 37122
File No. 271200690

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 3 **day of** January, **2008.**

Notary Public
My commission expires: 9.17.2011

03-0712-35140

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles McCown 4032 Bryce Road Nashville TN 37211	Countrywide Bank, FSB P.O. Box 961206 Ft. Worth, TX 76161	172-15-0-A 274.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Holly Miller Whitby and husband, James Whitby, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles McCown, hereinafter called the Grantees, their successors 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 Lot No. 281 on the Plan of Section Thirteen, Holt Woods, of record in Book 9700, Pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Holly Miller and James Whitby, as tenants in common with the right of survivorship, by deed from Claridge Builders Co., LLC, dated July 9, 1998, recorded July 10, 1998, of record in Book 11015, Page 717, Register's Office for Davidson County, Tennessee. Holly Miller and James Whitby having since married.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4032 Bryce Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/04/08 13:10 2 pgs
Fees:13.00 Taxes:810.30
20080104-0001201

WITNESS my hand this 3rd day of January, 2008.

Holly Miller Whitby
Holly Miller Whitby

James Whitby By: Holly Miller Whitby, Atty in Fact
James Whitby
By: Holly Miller Whitby, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Holly Miller Whitby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of January, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Holly Miller Whitby, 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 herein contained, and who further acknowledged that she is the attorney in fact for James Whitby, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 2008.

2/22/2009
Commission expires

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN