FILE NO. SP45662
FILE BOX "7"

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me this 14th day of March, 2008

Notary Public
My commission expires:

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 03/17/08 13:20 2 pgs
Fees: 13.00 Taxes: 495.80

20080317-0026651

Address of New Owner:	Send Tax Bills to:	Tax Information
Jere Conner 371 Huntington Ridge Nashville, TN 37211	Countrywide Bank, FSB 3011 Armory Drive, Ste 120 Nashville, TN 37204	161-11A-29.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James D. Lampkin and wife Melinda S. Lampkin,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jere L. Conner and wife Pamela L. Conner,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 29, HUNTINGTON RIDGE TOWNHOUSE, as shown on plat of record in Plat Book 4675, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melinda A. Lampkin and husband, James D. Lampkin by Warranty Deed from Randi N. Luna and Candie D. Hopkins, as joint tenants with rights of survivorship, recorded on the 3rd day of May, 2000 in Instrument No. 200005030044730, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUNTINGTON RIDGE TOWNHOUSE, as recorded in Plat Book 4460, Page(s) 67 and Plat Book 4675, Page 9, revised in Plat Book 9700, Page 846, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2) Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4729, Page 687, amended in Book 4889, Page 905 and Book 5394, Page 243, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Terms and provisions of by-Laws of Huntington Ridge Townhouse Homeowners Association, Inc. recorded in Book 7423, Page 762. 4) Charter of Huntington Ridge Townhouse Development Corp. recorded in Book 4499, Page 443 and Huntington Ridge Townhouse Homeowners Association, Inc. recorded in Book 4729, Page 682 and Book 4890, Page 84. 5) Storm Water Detention Agreement recorded in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59. 6) Conveyance to Homeowner's Association in Book 4529, Page 827. All of record in registers office for Davidson County, Tennessee.

This property is improved property known as 371 Huntington Ridge, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 11th day of March, 2008.

James D. Lampkin

Melinda S. Lampkin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James D. Lampkin and Melinda S. Lampkin**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of March, 2008.

Notary Public

My Commission expires: _____

FILE NO: 2008030708

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds