Davidson County DEEDWARR
Recvd: 04/17/08 13:46 2 pgs
Fees:13.00 Taxes:851.00
20080417-0039041

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jennifer Costner
100 Carriage Court, Unit #1
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Bank, FSB
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

MAP	**171-3**
GROUP	**A**
PARCEL	**208.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael C. Payne and wife, Cynthia D. Payne,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jennifer Costner and James E. Costner, as joint tenants with the right of survivorship,** 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 No. 1 on the Plan of Revision One, Phase Two, Section Five, Carriage Homes of Fredericksburg, Townhomes fo Fredericksburg, of record in Plat Book 9700, page 578, as revised in Instrument no. 200008040077800, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael C. Payne and Cynthia D. Payne by deed from Frank J. Manno and wife, Susan B. Manno of record in Instrument no. 20040204-0013415, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **100 Carriage Court, Unit #1, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **9th** day of **April, 2008.**

Michael C. Payne

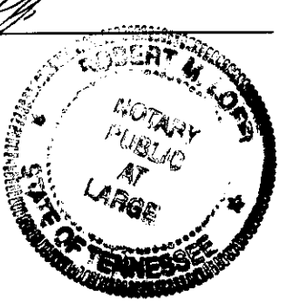
Cynthia D. Payne, by Michael C. Payne, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael C. Payne** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained and he furhter acknowledged that he is the attorney in fact for his wife, **Cynthia D. Payne** and that as said as attorney in fact he executed the within Warranty Deed by signing the name of **Cynthia D. Payne** as her free act and deed.

WITNESS my hand and official seal this 9th day of April, 2008.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of April, 2008.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008