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

ADDRESS NEW OWNER:
Jason E. Baber
801 Poplar Ridge Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
[redacted]
Countrywide Bank, FSB
1199 North Fairfax Street, Ste. 500
Alexandria, VA 22314

MORTGAGEE:
Countrywide Bank, FSB
1199 North Fairfax St., Ste 500
Alexandria, VA 22314

MAP 141-6
GROUP A
PARCEL 48.00

Davidson County DEEDMARR
Recvd: 05/19/08 10:10 2 pgs
Fees:13.00 Taxes:784.40
20080519-0050931

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, **Jonathan Cole and wife, Suzanne Cole,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jason E. Baber and wife, Jamey M. Baber**, 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 Lot No. 68 on the Plan of Section Four, Poplar Ridge, a Planned Unit Development, of record in Plat Book 9700, page 119, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Cole and wife, Suzanne Cole by deed from Gerald R. Armbruster and wife, Suzanne I. Armbruster of record in Instrument no. 20010430-0043154, 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 **801 Poplar Ridge Court, Nashville, Tennessee 37221.**

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 **15th** day of **May, 2008.**

Jonathan Cole

Suzanne Cole, by Jonathan Cole, 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, **Jonathan Cole**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for **Suzanne Cole** and that as said attorney in fact, he executed the within Warranty Deed by signing the name of **Suzanne Cole** as her free act and deed.

WITNESS my hand and official seal this 15th day of May, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

The actual value or consideration, whichever is greater, for this transfer is $212,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 9-17-2011

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY