03

Realty Title
48-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $218,500.00

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

Affiant

Subscribed and sworn to before me, this 7th day of July, 2008.

Notary Public
My commission expires: 2/22/09

03-0806-35475

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian J. Bailey 6809 Bridgewater Drive Nashville TN 37221	COUNTRYWIDE BANK, FSB 1199 N. FAIRFAX ST., #500 ALEXANDRIA, VA 22314	126-16-0-A-154

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, Adam Hughes and wife, Jennifer Hughes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian J. Bailey, unmarried, and Amy D. Blevins, unmarried, 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. 154 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Hughes and wife, Jennifer Hughes by deed from The Craig Company, a Tennessee Corporation, dated 11-15-02, recorded 11-21-02 of record in Instrument No. 20021121-0144731, Register's Office for Davidson County, Tennessee.

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 6809 Bridgewater Drive, Nashville, TN 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, 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: 07/11/08 14:31 2 pgs
Fees:13.00 Taxes:808.45
20080711-0071525

WITNESS my hand this 9th day of July, 2008.

Adam Hughes

Jennifer Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 9th day of July, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

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