WARRANTY DEED

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Jennifer Marie Rheinecker
Affiant

Subscribed and sworn to me on September 12, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

Davidson County DEEDWARR
Recvd: 09/16/08 10:49 3 pgs
Fees:18.00 Taxes:666.00
20080916-0094623

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer M. Rheinecker 8213 Boone Trace Nashville, TN 37221	Countrywide Bank, FSB MS SV-79 Document Processing P.O. Box 10423 Van Nuys, CA 91410-0423	126-15-0B-290.00

FOR AND IN CONSIDERATION 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, **JOHN DUNLAP and ELIZABETH DUNLAP, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JENNIFER M. RHEINECKER, unmarried,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to John Dunlap and Elizabeth Dunlap, husband and wife, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, by Warranty Deed dated November 26, 2002 of record in Instrument No. 20021211-0152975, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantee; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, 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); and
3. Subject to restrictions of record in Instrument No. 20001018-0103445 and Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee; and
4. Charter of the Homeowner's Association of record in Instrument No. 20001020-0104424, said Register's Office; and
5. The plan of record in Instrument No. 20020116-0006343, said Register's Office, show's an owners certificate, a 30 foot minimum setback line from Boone Trace, 20 foot from the rear line, and 5 foot from each side line and a 20 foot easement for drainage purposes along the front line, 10 foot along the rear line and 5 foot along the easterly lines of said lot; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8213 Boone Trace, 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 GRANTEE, her successors and assigns, forever, and

GRANTORS do covenant with the said GRANTEE 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 GRANTEE, her successors 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 on September 12, 2008.

John Dunlap

Elizabeth Dunlap

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 12, 2008, before me personally appeared John Dunlap and Elizabeth Dunlap, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 12, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY