(7)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/08 14:32 2 pgs
Fees:13.00 Taxes:949.05
20080922-0096438

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $256,500.00

Coreen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF SEPTEMBER, 2008.

Carol L. McArthur
NOTARY PUBLIC

MY COMMISSION EXPIRES July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02788 HART

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James E. Hart and Elizabeth M. Hart	Countrywide Bank, FSB	14608000400
504 Bramblewood Drive	801 Crescent Centre Drive Ste 510	
Nashville, TN 37220	Franklin TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLOUGHBY LOYD, AND WIFE, JENNY LYNN ARMOUR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES E. HART AND ELIZABETH M. HART, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 504 Bramblewood Drive, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 hand on the 19th day of September, 2008.

Willoughby Loyd by Heather Leigh Combs, attorney-in-fact
Willoughby Loyd by Heather Leigh Combs, attorney-in-fact

Jenny Lynn Armour by Heather Leigh Combs, attorney-in-fact
Jenny Lynn Armour by Heather Leigh Combs, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 19th day of September, 2008, before me personally appeared Heather Leigh Combs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jenny Lynn Armour** and acknowledged that she executed the same as the free act and deed of said **Jenny Lynn Armour**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 285, SECTION 4, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 80, 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 Willoughby Loyd by Warranty Deed from Philip W. Albright and Rebecca D. Albright, recorded on the 7th day of June, 2006 in Instrument No. 20060607-0067756, in the Register's Office of Davidson County, Tennessee.

Willoughby Loyd having since married Jenny Lynn Armour.

Jenny Lynn Armour joins in the execution of this instrument to convey any and all interest she may have in the property..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Willoughby Loyd pursuant to a power of attorney executed by the same on the _____, and being filed for in Instrument #20080922-0096436, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Jenny Lynn Armour pursuant to a power of attorney executed by the same on the _____, and being filed for in Instrument #20080922-0096437, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 19th day of September, 2008, before me personally appeared Heather Leigh Combs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Willoughby Loyd** and acknowledged that she executed the same as the free act and deed of said **Willoughby Loyd**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012