Davidson County DEEDWARR
Recvd: 09/30/08 14:02 2 pg
Fees:13.00 Taxes:555.00
20080930-0099228

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08090642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2008.

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michelle Branch 155 Harbor Village Drive Madison TN 37115	New Owner	Tax Parcel ID No. 034070A13200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald O. Riddle Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle Branch, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 110, PHASE IV ON THE PLAN OF HARBOR VILLAGE, OF TOWNHOMES PROPERTY LINE EXHIBIT REVISION I, A HORIZONTAL PROPERTY REGIME, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, and as shown on plat of recorded as Exhibit "C" of Declaration of Covenants, Conditions and Restrictions, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit. Being the same property conveyed to Donald O. Riddle, Jr., a married person, by Special Warranty Deed from Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-20, recorded February 7, 2008 in Instrument No. 20080207-0012697, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 155 Harbor Village Drive Madison TN 37115.

Said property has never been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2008.

Donald O. Riddle Jr.

Donald O. Riddle Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald O. Riddle Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2008.

Notary Public

My Commission Expires: 11/24/10

