WARRANTY DEED

B-KW-08-6109

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wheeler	Countrywide Bank, FSB	
6109 Deerbrook Drive	(NAME) 3011 Armory Drive, #120	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville TN 37204	155-16A-088.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRIAN RITCHEY AND REBEKAH RITCHEY HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID WHEELER AND WIFE, JENNIFER B. WHEELER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 168 ON THE PLAN OF TRACESIDE, SECTION THREE, OF RECORD IN PLAT BOOK 9700, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BRIAN RITCHEY AND REBEKAH RITCHEY, HUSBAND AND WIFE BY DEED FROM EDWIN E. MORRIS AND MARY GROVES MORRIS, BOTH UNMARRIED OF RECORD IN INSTRUMENT 200602270022432 ON 02/21/2006 AND FILED FOR RECORD ON 02/27/2006, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE 705, AND PLAT BOOK 9700, PAGE 47; BOOK 9435, PAGE 493, BOOK 9668, PAGE 899, AND BOOK 9677, PAGE 675; BOOK 9306, PAGE 279; BOOK 10355, PAGE 859, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 6109 Deerbrook Drive, Nashville, Tennessee 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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: 10/01/08 13:27 2 pgs
Fees:13.00 Taxes:1198.80

20081001-0099752

Witness my/our hand(s) this 29th day of September, 2008.

Brian Ritchey by Jane Campbell as Attorney-in-Fact

Brian Ritchey by Jane Campbell as Attorney-in-Fact

Rebekah Ritchey by Jane Campbell as Attorney-in-Fact

Rebekah Ritchey by Jane Campbell as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of September, 2008, before me personally appeared JANE CAMPBELL 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 Brian Ritchey and Rebekah Ritchey husband and wife and who acknowledged he/she/they executed the same as the free act and deed of the said Brian Ritchey and Rebekah Ritchey husband and wife.

Witness my hand and official seal, this the 29th day of September, 2008.

Natalie A. Sanders
Notary Public

NATALIE A. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903