THIS INSTRUMENT PREPARED SOLELY
FROM DOCUMENTS PROVIDED
WITH NO TITLE OPINION BY:
WILLIAM TIMOTHY HILL
SUN TRUST BANK BUILDING
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219
PHONE: (615) 256-1577

Davidson County DEEDWARR
Recvd: 01/13/09 10:04 2 pgs
Fees:13.00 Taxes:481.00

20090113-0003100

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
1452 Aaronwood Dr Old Hickory Tn 37138	~~Same~~ Countrywide Bank 7105 Corporate Dr Plano Tx 75024	063-16-0 B 218.00 CO

STATE OF Tennessee)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

AFFIANT

SWORN to and subscribed before me this 8 day of January, ~~2008~~ 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael D. Kowitz,** grantor, by these presents do hereby sell and convey unto **Christopher Alan Warden**, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 300 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, page 550, 551, and 552 and Certificate of Correction of record in Book 7462, page 445, and by an Amendment to Change Name of record in Book 8181, page 112, all of record in the Register's Office Davidson County, Tennessee, to which plat references is hereby made for a more complete legal description.

BEING the same property conveyed to Michael D. Kowitz from Relocation Executives, Inc, by Deed of record in Inst. No. 20030324-0038877, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1452 Aaronwood Dr., Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Davidson County property tax for the year 2008 has been paid.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 31 day of December, 2008.

By:

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pinellas

On this 31 day of Dec, 2008, before me personally appeared Michael D. Kowitz, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal this 31 day of December, 2008, at 11:30 AM.

NOTARY PUBLIC

ELLEN PETRACCO
Notary Public - State of Florida
My Commission Expires Apr 24, 2009
Commission # DD 413836
Bonded By National Notary Assn.

Commission expires 4/24/09