WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200002160015618 Page: 1 OF 2
REC'D FOR REC 02/16/2000 12:17:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $480.63

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon L. Luddeke (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 72-16
2303 Porter Road (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 56
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon L. Luddeke and husband, Edward Luddeke

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 12 on the Plan of Burchwood Gardens, Section 1, of record in Book 2900, page 16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Donya S. Greer by deed from Richard E. Weaver, Unmarried, of record in Book 8081, Page 937, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mary F. Birthright and Donya S. Greer as Joint Tenants with the right of survivorship by quitclaim deed from Donya S. Davenport of record in Book 8084, Page 991, Register's Office for Davidson County, Tennessee. Donya S. Davenport conveyed her One-Half interest in said property to Donya S. Davenport and husband, Troy Wayne Davenport by quitclaim deed of record in Book 8450, Page 503, Register's Office for Davidson County, Tennessee. Troy Wayne Davenport conveyed his interest to Donya S. Davenport by quitclaim deed of record in Book 9663, Page 940, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Donya S. Davenport by quitclaim Deed from Mary F. Birthright being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Donya S. Greer and Donya S. Davenport is one and the same person.

unimproved ( )
This is improved (X) property, known as 2303 Porter Road, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 14th day of February, 2000

Donya S. Davenport

Donya S. Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donya S. Davenport, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of February 2000.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public