(1)

Realty 02
48A

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030151

Davidson County DEEDWARR
Recvd: 06/23/03 15:44 2pgs
Fees:13.00 Taxes:699.30
20030623-0086415

Send Tax Bills To:
Countrywide Home Loans
718 Thompson Lane, Suite 104
Nashville, TN 37204

New Owner is:
836 Aimes Court
Nashville, TN 37221

MAP: 126-15-A
PARCEL: 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Janna Lynn Quyle kna Janna Ewert**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joseph Webb and wife, Angela Webb**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 144 on the Plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, page 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janna Lynn Quyle from Jon Loyd Quyle by Quitclaim Deed dated May 11, 1999, recorded July 26, 1999, in Book 11587, page 127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of June, 2003.

GRANTOR:

Janna Ewert

Janna Ewert

6/12/03

DEBBIE ESTRADA
Notary Public - Arizona
Maricopa County
My Commission Expires
May 11, 2004

FOR MARK EWERT

Mark Ewert

Mark Ewert

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF PIMA)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Janna Ewert and ~~Mark Ewert,~~** AR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12 day of JUNE, 2003.

Amber R

Notary Public

My Commission Expires: Dec. 22, 2006

AMBER RAY
Notary Public - Arizona
Pima County
My Commission Expires
December 22, 2006

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

SWORN TO and subscribed before me this 12th day of June, 2003.

EMBER S. FREET
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Ember S. Freet

NOTARY PUBLIC

My commission expires: 12/7/05