File #200330191

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,955.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brustad	Countrywide Home Loans, Inc.	Map: 73-9-47
(NAME)	(NAME)	
2406 Gregory Drive	2021 N. Gallatin Rd., Ste 292	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, SARAH POTTS, UNMARRIED, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto MICHAEL BRUSTAD, MARRIED, hereinafter called the GRANTEE, his 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 all of Lot No. 70, on the Plan of Gibson Heights, as shown by plat appearing of record in Plat Book 1835, Page 133, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sarah Potts, by Warranty Deed of record in Book 2339, Page 267, Register's Office for Davidson County, Tennessee. The said Robert Walter Potts predeceased his wife, Sarah Potts, who thereupon became vested with fee simple title as surviving tenant by the entirety.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 2087, Page 453; Sewer and /or Storm Drainage Easement of record in Book 4145, Page 721, and, any and all matters as shown on plat of record in Plat Book 1835, Page 133; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2406 Gregory Drive, Nashville, TN 37216
(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, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 23rd day of June, 2003.

Sarah Potts

Davidson County DEEDWARR
Recvd: 06/27/03 10:47 2pgs
Fees:13.00 Taxes:443.83

20030627-0089190

STATE OF Tennessee

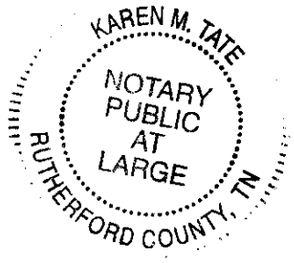
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Sarah Potts who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of June, 2003.

Notary Public

My Commission Expires: 5-23-05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167