When recorded, return to:
The Home Closing Co.
214 Centerview Dr. Suite 225
Brentwood, TN 37027

Name and Address of New Owner:

Jon Folk
5338 Green Valley Court
Nashville, TN 37220

Send Tax Bills To:
Countrywide Home Loans, Inc.
P.O. Box 660694
Dallas, TX 75266-0694
Same

Prepared by:
David W. McMackin
215 Ward Circle, S-104
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/14/04 11:09 2pgs
Fees:13.00 Taxes:999.00
20040414-0042040

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me on this 03/31/04.

Notary Public

My Commission Expires: 3-25-06

Map & Parcel No.
160-5-18

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Robin Roper, Unmarried (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jon Folk and wife, Summer Folk (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, Being Lot No. 105 on the Plan of Oak Hill Estates, Section Two, of record in Plat Book 4460, pages 36-37, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

**Being the same property conveyed to Robin Roper by Warranty Deed from David L. Ballew and wife, Linda S. Ballew, of record in Book 11004, Page 859, dated June 30, 1998, Register's Office for Davidson County, Tennessee.**

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 5338 Green Valley Court, Nashville, TN 37220.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their successors and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and bind herself/himself/thyself and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their and assigns, against the lawful claims of all persons.



R. R.

**WITNESS** my hand on this 03/31/04.

Robin Roper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Robin Roper, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 31st day of March, 2004.

NOTARY PUBLIC

DELLANA LASHELLE LOWHORN
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 25, 2005

My Commission Expires: