(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,900.00

Alesa M. Sumner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 2004

Kimberly A. Bass
Notary Public

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/21/04 12:19 2pgs
Fees:13.00 Taxes:343.73

20040621-0073114

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alesa M. Sumner (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 026-06
108 Cheshire Court (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 059
Goodlettsville, TN 37072 (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, Libby Lynn Dudley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alesa M. Sumner

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. 30 on the Plan of Windsor Green, Phase I, Section II, Lots 27-48, of record in Book 6200, Page 233, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 35 feet on the southwesterly margin of Cheshire Court and extends back between parallel lines 97.50 feet to a dead line in the rear measuring 35 feet thereon.

BEING the same property conveyed to Paula L. Hinkley , Unmarried by Warranty Deed from Crystal L. Hillhouse Clinton and husband, John W. Clinton of record in Book 8445, page 901, Register's Office for Davidson County, TN
The said Paula L. Hinkley having since died a resident of Davidson County, Tennessee on February 16, 2004. Pursuant to the Last Will and Testament of Paula Louise Hinkley a/k/a Paula L. Hinkley in Volume Book 5592/1434693 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) said property was devised to Libby Lynn Dudley.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 108 Cheshire Court, Goodlettsville, TN 37072
(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 17th (17) day of June, 2004

Libby Lynn Dudley
Libby Lynn Dudley

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Libby Lynn Dudley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ___executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 16th 17th day of June 2004.

Commission expires March 5, 2008

Susan Mills
Notary Public

SUSAN MILLS
Notary Public, State of Texas
My Commission Expires
March 05, 2008

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