WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 40,500.00

AFFIANT

STATE OF ~~TENNESSEE~~ TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 1st day of July, 2004.

NOTARY PUBLIC
My Commission Expires: 2/10/08

KAY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Davidson County DEEDWARR
Recvd: 07/07/04 12:56 2pgs
Fees:13.00 Taxes:149.85

20040707-0080692

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#04060011

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Keith D. Walters, P.O. Box 512 Goodlettsville, TN 37070	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	43-07 / 32.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Keith D. Walters, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **SUSAN ROBNETT**, unmarried, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

KEITH D. WALTERS, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Situated in the 11th Civil District of Davidson County, being part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County being Lot No. 139 on the Plan of Re-Subdivision of Lot Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of McArthur Drive at the southeast corner of the property, conveyed to John Bailey by deed from John W. Anderson and wife, of record in Book 1309, page 246, said Register's Office, being the corner of Lots Nos. 139 and 140; thence with the line between said two lots westwardly 150 feet to the common corner of Lots Nos. 139 and 140, 141, and 142; thence with line between Lots Nos. 139 and 142 southwardly 75 feet to the common corner of Lots Nos. 138, 139, 142, and 143; thence with the line between Lots Nos. 138 and 139 eastwardly 150 feet to the westerly margin of McArthur Drive; thence with said Drive northwardly 75 feet to the beginning.

Being the same property conveyed to Susan Robnett by Quitclaim Deed from Brenda Rooker Ashworth, Julia Rooker Martin, Teena L. Foote, and Randy Rooker of record as instrument number 20020425-0051133, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and representatives 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.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEES.
Sanitary Sewer Easement of record in Book 5172, page 679, said Register's Office.

This is improved property known as: 322 McArthur Drive, Madison, TN. 37115.

Witness our hands this 1st *day of* July, *2004.*

Susan D. Robnett
Susan Robnett

STATE OF TENNESSEE }
COUNTY OF Davidson *}*

Personally appeared before me, Leroy J. Ellis IV *a Notary Public in and for said County and State, the within named* Susan Robnett, unmarried *the bargainor(s), 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 old Hickory *Tennessee this* 1st *day of July, 2004.*

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-08

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WARRANTY DEED

From: ***Susan Robnett***

To: ***Keith D. Walters***

Property:

322 McArthur Drive
Madison, TN. 37115

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
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