Davidson County DEEDWARR
Recvd: 09/03/04 11:30 2pgs
Fees:13.00 Taxes:516.15

20040903-0106994

01 - Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $139,500.00

Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Subscribed and sworn to before me, this 30th day of August, 2004.

Notary Public
My commission expires: 05/24/08

07-0408-81496

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Dumaka S. Shabazz	Countrywide Home Loans, Inc.	176-01-0--13
3864 Round Rock Drive	3011 Armory Dr. Suite 120	
Antioch TN 37013	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott M. Vass, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Dumaka S. Shabazz**, hereinafter called the Grantee, his successors 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. 99 on the Plat of Hickory Woods, Section A, of record in Book 6900, Page 511, corrected in Book 7582, Page 167 and Book 9997, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott M. Vass and wife, Catherine R. Vass by deed from W.L. Bainbridge, Inc. a Tennessee corporation, of record in Book 10430, page 651, Register's Office for Davidson County, Tennessee. Scott M. Vass and Catherine R. Vass were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 02D-424. Catherine R. Vass conveyed subject property to Scott M. Vass by Quitclaim Deed of record in Instrument No. 20040107-0002541.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3864 Round Rock Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor do further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of August, 2004.

Scott M. Vass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Scott M. Vass**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of August, 2004.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

