WARRANTY DEED

STATE OF ~~TENNESSEE~~
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 132,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April, 2005
NOTARY PUBLIC
MY COMMISSION EXPIRES: (AFFIX SEAL)
JENNIFER GREGORY NOTARY PUBLIC ROBERTSON COUNTY TENNESSEE
MY COMMISSION EXPIRES MARCH 14, 2007

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Lott	Countrywide Home Loans, Inc.	MAP 83-5
(NAME)	(NAME)	
1107 Seymour Avenue	2021 N. Gallatin Rd. Suite 280	PARCEL 189
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Madison TN 37115	
(CITY) (STATE) (ZIP)	(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, Joseph E. Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Lott and wife, Cara D. Lott

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, Stated of Tennessee, being Lot No. 21 and the Easterly 20 feet of Lot No. 20 on the Plan of Cobb's Subdivision of the R. K. Brown property as of record in Book 332, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and the Easterly part of Lot No. 20 fronts together 80 feet on the Northerly side of Seymour Avenue and runs back between parallel lines with the Easterly margin of an unnamed street, 143 feet 8 inches to an alley.

Being the same property conveyed to Joseph E. Warren by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae of record in Instrument No. 20030725-0104004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY AS MAY BE SET FORTH ON THE PLAN OF COBB'S SUBDIVISION OF THE R. K. BROWN PROPERTY OF RECORD IN BOOK 332, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 05/02/05 12:33 2 pgs
Fees:13.00 Taxes:675.25
20050502-0048485

unimproved ( )
This is improved (X) property, known as 1107 Seymour Avenue, Nashville, TN 37206
(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 28th day of April 2005

Joseph E. Warren
Joseph E. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph E. Warren

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of April, 2005.

Commission expires 3-14-07

JENNIFER GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 14, 2007

Notary Public

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