File No. 20050047

20B

**WARRANTY DEED**

**PLEASE RETURN TO:**
**AMTITLE & ESCROW, LLC**
**515 RIVERGATE PARKWAY, SUITE #111**
**GOODLETTSVILLE, TN 37072**

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy L. Bigham | Countrywide Home Loans, Inc. | 72-8-65 |
| (NAME) | (NAME) | |
| 1823 Berrywood Road | 4500 Park Granada | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Calabasas, CA 91302-1613 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 05/24/05 14:31 2 pg
Fees:13.00 Taxes:389.08

20050524-0058659

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, Charles F. McKelvey and wife, Leta Frances McKelvey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. Bigham, 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. 1 on the Resubdivision of Lot No. 107, Dalewood, Section 1, which plat is of record by Instrument No. 20020131-0013822 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Charles F. McKelvey and wife, Leta Frances McKelvey by deed from Glenn H. Delzell and wife, Bessie Jean R. Delzell, dated October 16, 2001, of record in Instrument No. 20011018, Register's Office, Davidson County, Tennessee.

Charles F. McKelvey executed this document on behalf of Leta Frances McKelvey pursuant to a Power of Attorney of record in Instrument No. * , Register's Office for Davidson County, Tennessee.

*20050524-0058659

Subject to the plan of record in Book 1424, page 108, said Register's Office.

Subject to an easement of record in Book 4070, Page 757, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1823 Berrywood Road, Nashville, TN 37216
(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 our hands this 17th day of May, 2005.

Charles F. McKelvey

Leta Frances McKelvey by Charles F. McKelvey as Her Attorney-In-Fact by Charles F. McKelvey, her AIF

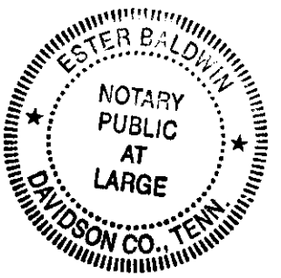
File No. 20050047
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles F. McKelvey, the bargainor(s), 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 on 5/17/2005.

Ester Baldwin
Notary Public
My Commission Expires: 7-29-06




State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles F. McKelvey with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Leta Frances McKelvey as her Attorney in Fact as the free act and deed of the within named Leta Frances McKelvey.

Witness my hand and official seal on 5/17/2005.

Ester Baldwin
Notary Public
My Commission expires: 7-29-06

