RETURN TO:
PREMIER ESCROW, LLC BOX 10-A
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This document prepared by (and after recording return to):

Firm/Company	Consumer Trust Title & Escrow, LLC
Address:	219 Ward Circle
Address 2:	Suite 3
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

Davidson County DEEDWARR
Recvd: 06/01/05 09:00 3 pgs
Fees:18.00 Taxes:980.50

20050601-0061405

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CHARLA A. STEELE AND HUSBAND, JOHN H. STEELE** hereinafter referred to as "Collectively Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **K.R. PHILLIP BARTLETT, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 1 ON THE MAP OF SECTION ONE, LEAWELL, OF RECORD IN PLAT BOOK 1835, PAGE 55, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO CHARLA A. STEELE AND JOHN H. STEELE MARRIED BY DEED FROM M & J PARTNERS DATED SEPT. 4, 1997 AND RECORDED SEPT. 4, 1997 IN BOOK 10595, PAGE 545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Map Parcel Number: **118-13-107**

SUBJECT all matters on the Plan of record in Book 1835, Page 55, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 27 day of May, 2005.

Charla Steele

Grantor - Charla A. Steele

Grantor- John H. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2005, before me personally appeared Charla A. Steele and John E. Steele, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WILLIAM DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name

Commission Expires: _____

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Charla A. Steele
John H. Steele

Grantee(s) Name, Address, phone:
K. R. Phillip Bartlett
3702 Lealand Lane
Nashville, TN 37204

SEND TAX STATEMENTS TO
Countrywide Home Loans, Inc.
801 Crescent Center Drive
Suite 510
Franklin, TN 37067

The actual consideration or value, whichever is greater, for this transfer is $265,000

Subscribed and sworn to before me

This 27TH day of May, 2005

Affiant

Type or Print Name

(Seal)

Notary Public

My commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 11/24/07

Type or Print Name