WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/05 14:51 3 pgs
Fees:18.00 Taxes:453.25

20050706-0077598

LIA C. GARRISON
NOTARY PUBLIC
ARGE
RTSON CO. TENN.

MY COMMISSION EXPIRES:
JAN. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30th DAY OF **JUNE, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 1-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Brenda West	**Countrywide Home Loans, Inc.**	**25.04-50.00**
229 McCoin Drive	**2021 N. Gallatin Rd, Suite 280**	
Goodlettsville, TN 37072	**Madison, TN 37115**	

FOR AND IN 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,

Craig Knowles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Brenda West

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 2083, page 91, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 2278, page 409, said Register's Office.

(✓) Improved
This ( ) Unimproved property is known as: **229 McCoin Drive**
Goodlettsville, TN 37072

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 not 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 ever 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 30th day of **June, 2005.**

Craig Knowles

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Craig Knowles**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 30th day of **June, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE SUMNER CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit "A"

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

Being Lot No. 22 on the plan of Franklin Heights of record in Plat Book 2083, page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Craig Knowles, by Quitclaim Deed from ABN Amro Mortgage Group, Inc., dated 01/10/05 and filed for record 03/18/05 in Instrument No. 20050318-0030076, Register's Office for Davidson County, Tennessee.