Davidson County DEEDWARR
Recvd: 07/27/05 10:52 2 pgs
Fees:13.00 Taxes:443.63
20050727-0087477

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Theresa L. Trumbo
551 Doral Country Drive
Nashville, TN 37221

MORTGAGEE:

SEND TAX BILL:

Countrywide Home Loans, Inc.
6440 Southpoint Parkway, Suite 300
Jacksonville, FL 32216

MAP AND PARCEL:
Map 142-6D
Parcel 65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frank A. Sherman and wife, Ann L. Sherman**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Theresa L. Trumbo, unmarried** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 34-B on the Plan of Doral Country Villa, Section Seven, as of record in Plat Book 5200, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of Doral Country Villa, Section VII, a horizontal property regime established by Master Deed of record in Book 5532, page 727, said Register's Office.
>
> Being the same property conveyed to Ann L. Woodard, by deed from Allan Poulter and wife, Avalee Kay Poulter, dated July 5, 1984, of record in Book 6336, page 170, Register's Office for Davidson County, Tennessee. The said Ann L. Woodard, now known as Ann L. Sherman, conveyed the subject property to Frank A. Sherman and wife, Ann L. Sherman by quitclaim deed of record in Inst. No. 20031201-0172187, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 551 Doral Country Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of July, 2005.

Frank A. Sherman

Ann L. Sherman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Frank A. Sherman and Ann L. Sherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of July, 2005.

Notary Public

My Commission Expires: 11/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $119,900.00.

Aisha Hall

AFFIANT

Subscribed and sworn to before me
this 25 day of July, 2005.

Theresa D. Dorsey

NOTARY PUBLIC

My Commission Expires: _____

THERESA D. DORSEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 9/17/2005