Davidson County DEEDWARR
Recvd: 09/13/05 11:21 2 pgs
Fees:13.00 Taxes:795.50

20050913-0109871

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 9th day of September, 2005.

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 8-10-08

Notary Public
My commission expires: 8/16/08

33035

Address of New Owner:	Send Tax Bills to:	Tax Information
John J. Manuel	Countrywide Home Loans	181-03-0-A 141.00CO
7100 Calderwood Drive	1520 Memorial Blvd. Suite 104	
Antioch TN 37013	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Goulet and wife, Tiffany Williams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John J. Manuel and Mary K. Howard, hereinafter called the Grantees, their successors 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. 141, on the Plan of Section Three, Indian Creek Estates, of record in Book 9700, Page 817, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Goulet and wife, Tiffany Williams by deed from Eugene A. Collins, an unmarried man, dated October 11, 2001, of record in Instrument No. 20011017-0113293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7100 Calderwood Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of September, 2005.

Mark Goulet

Tiffany Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Goulet and Tiffany Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of September, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires: 2/22/2009