Davidson County DEEDWARR
Recvd: 09/16/05 09:19 3 pgs
Fees:18.00 Taxes:628.63
20050916-0111423

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of August, 2005, by and between AURORA DANIELS, UNMARRIED, hereinafter called Grantor, and RONDA SUE COMBS, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, AURORA DANIELS, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto RONDA SUE COMBS, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1341 MCALPINE AVENUE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

AURORA DANIELS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **AURORA DANIELS, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.**

Witness my hand, at Madison, Tennessee, this 17th day of **August, 2005.**

Notary Public

My Commission Expires: 5/24/2008

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

RONDA SUE COMBS
1341 MCALPINE AVENUE
NASHVILLE, TENNESSEE 37216

Property Address:

1341 MCALPINE AVENUE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE, PTX-A-195
PLANO, TX 75024

Map & Parcel #: MAP 61-16, PARCEL 118

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$169900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of **August, 2005.**

Notary Public

My Commission Expires: _____

TAMMY HARBOLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Exp. Feb. 15, 2009

RETURN TO:

CUMBERLAND TITLE
1980 OLD FORT PARKWAY
MURFREESBORO, TENNESSEE 37129

EXHIBIT 'A'

Land in Davidson County, Tennessee, being all of Lot No. 59, Kennedy & Graves Subdivision, Block C & D, Monte Vista, as shown by plat appearing of record in Plat Book 843, Page 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Aurora Daniels, unmarried, by Warranty Deed from Iona Dale Bradshaw, unmarried, of record in Instrument Number 20020805-0093366, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 61-16, PARCEL 118).

2. All matters as set forth on the Plan of Kennedy & Graves Subdivisions of Blocks C & D, Monte Vista, of record in Plat Book 834, page 14, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4199, page 678, Register's Office for DAVIDSON County, Tennessee.