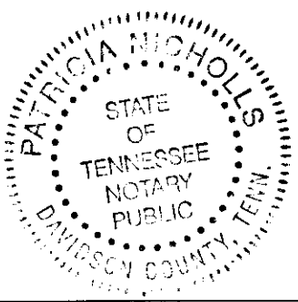
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 204,900.00

Maggie Grinter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2005

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sammie Grinter	Countrywide Home Loans, Inc.	Map 150
3617 Dove Creek Rd.	4500 Park Granada	Group 12-0-A
Antioch, TN 37013-4942	Calabasas, CA 91302-1613	Parcel 182 CO

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

Randy S. Collignon and wife, Melissa A. Collignon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sammie Grinter and wife, Maggie Grinter

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 53, on the Plan of Kensal Green, North, of record in Plat Book 7900, Page 951, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Randy S. Collignon and wife, Melissa A. Collignon by deed from Beazer Homes Corporation d/b/a Phillips Builders, of record in Book 10391, Page 213, dated March 20, 1997, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 8708, Page 630; Book 10404, Page 641; Book 7619, Page 679; and Book 9509, Page 363, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 951, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3617 Dove Creek Rd., Antioch, TN 37013-4942

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 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 forever 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 our hands this 29th day of September, 2005.

Randy S. Collignon

Melissa A. Collignon

Melissa A. Collignon

Davidson County DEEDWARR
Recvd: 09/30/05 12:35 2 pgs
Fees:13.00 Taxes:758.13

20050930-0117746

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy S. Collignon and Melissa A. Collignon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2005.

My Commission Expires: 01/24/09

Notary Public

