This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Linda M. May
7124 Lenox Village Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Countrywide Home Loans
P.O. Box 650009
Dallas, TX 75265-0009

MORTGAGEE:
Countrywide Home Loans
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

MAP	**173-09**
GROUP	**A**
PARCEL	**014.00**

Davidson County DEEDWARR
Recvd: 10/10/05 14:03 2 pgs
Fees:13.00 Taxes:939.80
20051010-0122244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gregory P. Batusic, married*,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Linda M. May, single**, hereinafter called the "GRANTEE", her heirs 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. 85 on the Plat of Section One of Lenox Village, of record in Instrument #20020319-0033866, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Gregory P. Batusic, married by deed from Regent Development, LLC d/b/a Regent Homes, a Tennessee Limited Liability Company of record in Instrument #20040423-0046544, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **7124 Lenox Village Drive, Nashville, Tennessee 37211.**

*Bonnie Batusic, spouse of Gregory P. Batusic, hereby joins in this conveyance to transfer all of her right, title, and interest in the subject property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **6th** day of **October, 2005.**

Gregory P. Batusic

Bonnie Batusic by Gregory P. Batusic as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory P. Batusic,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that **he is the Attorney in fact for Bonnie Batusic**, and that as said Attorney in fact he executed the within Warranty Deed by signing the name of Bonnie Batusic as her free act and deed.

WITNESS my hand and official seal this 6th day of October, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $254,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of October, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/08