Davidson County DEEDWARR
Recvd: 10/13/05 09:54 2 pgs
Fees:13.00 Taxes:699.30

20051013-0123351

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA CHAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2005.

Notary Public
My commission expires: 5/28/2006

05-0509-62471

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan B. Messenger	Countrywide Home Loans, Inc.	126-16-0-A-211
405 Treyburn Court	3011 Armory Drive, Suite 120	
Nashville TN 37221	Nashville, TN 37204	

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, Chantay C. Walker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan B. Messenger, 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. 106 on the plan of Final Plat of Riverwalk, Phase 1A, Section 2, and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, said Register's Office.

Being the same property conveyed to Chantay A. Walker by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, dated 9/30/03, recorded 10/3/03, of record in Instrument No. 20031003-0146485, 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 405 Treyburn Court, Nashville, TN 37221

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 3rd day of October, 2005.

Chantay C. Walker

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 3rd day of October, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006