WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Tammi R. Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 2005

Mary Brickwright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammi R. Peters (NAME)	Countrywide Mortgage Ventures (NAME)	MAP 8-00-0
7597 Bidwell Road (ADDRESS)	1600 Utica Avenue So. Suite 140 (ADDRESS)	PARCEL 164.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	St. Louis Park, MN 55416 (CITY) (STATE) (ZIP)	

FOR AND 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, Tonya C. Sneed, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammi R. Peters, Unmarried

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:

LAND in Davidson County, Tennessee, being a tract shown on the Plan of Fitzgerald Subdivision, Section 2, of record in Book 6050, Page 91, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by John B. Kohl, III, Tennessee License No. 100, dated February 14, 1992, as follows:

BEGINNING at a concrete monument in the westerly margin of Bidwell Road, said point being the Northeast corner of the property conveyed to Jerry James Dobbs and wife, Shirley F. Dobbs, from C.W. Fitzgerald and wife, Laura M. Fitzgerald, by deed of record in Book 4842, Page 150, Register's Office for Davidson County, Tennessee; thence with Dobbs Northerly boundary, North 71 deg. 23 min. 53 sec. West 1092.69 feet to an iron pin; thence North 40 deg. 42 min. 43 sec. East 87.67 feet to an iron pin; thence South 75 deg. 56 min. 42 sec. East 1046.86 feet to a concrete monument in the Westerly margin of Bidwell Road; thence with the Westerly margin of Bidwell Road, South 12 deg. 59 min. 40 sec. West 165.0 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Tonya C. Sneed, an unmarried person by Warranty Deed dated December 21, 2001, from Benedict S. Leto and wife, Sophia Kramer-Leto, of record by Instrument No. 20011228-0143517 in the Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 7597 Bidwell Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of October, 2005

Tonya C. Sneed
Tonya C. Sneed

Davidson County DEEDWARR
Recvd: 10/26/05 15:11 2 pgs
Fees:13.00 Taxes:554.63

20051026-0129512

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 Tonya C. Sneed, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of October 2005.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

CONTINUATION OF LEGAL DESCRIPTION:

Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.