WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 15:17 2 pgs
Fees:13.00 Taxes:226.63
20051102-0132787

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$61,250.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 31 day of October, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2013 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Letha J. Lampkin	Countrywide Home Loans, Inc.	147-07-0-B-053.00CO
4958 Edmondson Pike, K-53	P.O. Box 961206, FTWX - 22	
Nashville, TN 37211	Fort Worth, TX 76161	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ernest D. Petty and Millie Petty, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Letha J. Lampkin**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. K-53, Parcel 53, Woodlea Place Townhomes on the plan of , of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ernest D. Petty by deed from Billy J. Ballard and wife, Royda C. Ballard, on April 26, 1985, of record in Book 6546, page 269, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $750.40 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147-07-0-B-053.00CO.
- Subject to all matters as shown on the Plan of record in Book 5050, page 101, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5197, page 544, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 5201, page 958, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 6636, page 970, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5197, page 858, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4958 Edmondson Pike, K-53, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 31, 2005.

Ernest D. Petty

Millie Petty

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernest D. Petty and Millie Petty, husband and wife** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2005

My commission expires

Notary Public

