WARRANTY DEED

P-RE-05-5485

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

Carol Clawson
Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Sanford	Countrywide Home Loans, Inc.	
5485 Village Way (ADDRESS)	3011 Armory Drive, Ste 120 (NAME) (ADDRESS)	161.10-0A-92.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER L. HILL KEITH AND HUSBAND, JAMES M. KEITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT W. SANFORD, hereinafter called the Grantee(s), their heirs and assigns, that 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. 16, Phase One, on the Plan of Villages of Brentwood, of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which play reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer L. Hill by deed from Mark A. Atchison, unmarried, dated November 30, 2000 and filed of record as Inst. No. 20001205-0119314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Jennifer L. Hill is now known as Jennifer L. Hill Keith.

James M. Keith, husband of Jennifer L. Hill Keith, joins in this conveyance for the expressed purpose of conveying any marital interst which he may have in said property.

unimproved ( )
This is improved (X) property, known as 5485 Village Way, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of November, 2005.

Jennifer L. Hill Keith

James M. Keith

Davidson County DEEDWARR
Recvd: 11/29/05 10:12 2 pgs
Fees:13.00 Taxes:554.63

20051129-0143335

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Perry a Notary Public of the County and State first above written, do hereby certify that Jennifer L. Hill Keith and husband, James M. Keith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of November, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959