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Davidson County DEEDWARR
Recvd: 01/10/06 12:08 2 pgs
Fees:13.00 Taxes:782.55

20060110-0003621

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $211,500.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2005.

Notary Public
My commission expires: 02/22/09

03-0512-33272

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael J. Kountze	Countrywide Mortgage Ventures	172-04-0-A 102.00CO
216 Payson Court	26050 Mureau Road, Suite 101	
Nashville TN 37211	Calabasas, CA 91302	

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, Claudette Sallee, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Michael J. Kountze, hereinafter called the Grantee, his 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. 92, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20010920-0101749, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Claudette Sallee by deed from Genady's Construction, Inc., dated August 5, 2002, of record in Instrument No. 20020809-0096604, 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 216 Payson Court, Nashville, TN 37211

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 30th day of December, 2005.

Claudette Sallee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Claudette Sallee, 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 Nashville, TN, this 30th day of December, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09