Davidson County DEEDWARR
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Fees:13.00 Taxes:516.15

20060130-0011204

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AT-20060004

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of January, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Carroll Katherine Neal	New Century Mortgage Corporation	150-08-0 088.00
3553 Country Way Road	3109 W. Martin Luther King Boulevard #300	
Antioch, TN 37013	Tampa, FL 33607	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jason Vettorel and wife, Marise Vettorel, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert Carroll and Katherine Neal, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 472 on the Plan of Towne Village of the Country, Section 5-B, of record in Book 6250, page 483-784, Register's Office for Davidson County, Tennessee.

Said to No. 472 fronts67.50 feet on the southerly margin of Country Way Road and extends back between parallel lines 1225 feet to a dead line in the rear measuring 67.50 feet thereon.

Being the same property conveyed to Jason Vettorel and wife, Marise Vettorel from Chase Home Finance, LLC by Special Warranty Deed dated August 10, 2005 and recorded September 8, 2005 in Instrument #20050906-0106278, Register's Office for Davidson County, Tennessee. Said Deed also acquired on July 8, 2005 in Instrument #20050726-0086426 and on February 11, 2004 in Instrument #20040224-0020893, said Register's Office.

( ) unimproved
This is (X) improved property know as 3553 Country Way Road, Antioch, TN 37013.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 26th day of January, 2006

Jason Vettorel

Marise Vettorel

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Jason Vettorel and wife, Marise Vettorel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 26th day of January, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY