Davidson County DEEDWARR
Recvd: 02/01/06 15:47 2 pgs
Fees:13.00 Taxes:702.63

20060201-0012674

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2006.

Notary Public
My commission expires: 9/8/09

02-0601-44496

Address of New Owner:	Send Tax Bills to:	Tax Information
James M. Lauer	Countrywide Home Loans, Inc.	171-02-0-A-070.00CO
214 Glenstone Circle	2021 N. Gallatin Rd. Ste 280	
Brentwood TN 37027	Madison, TN 37115	

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, W. Bruce Chafin, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James M. Lauer and wife, Ruth A. Lauer, hereinafter called the Grantees, their 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 Unit No. 70, on the Plan of Condominium Site Plan of Brentwood Villa, Phase 3-A, of record in Book 6900, Page 185 & 186 and together with Master Deed in Book 6123, Page 943, Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, and Book 7423, Page 574, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Bruce Chafin, unmarried by deed from Mary Patricia Bateman Fultz, and husband, Carl Damon Fultz, III, dated 3-30-98 of record in Book 10864, Page 41 and re-recorded in Book 10974, Page 626, Register's Office for Davidson County, Tennessee.

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 214 Glenstone Circle, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of January, 2006.

W. Bruce Chafin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, W. Bruce Chafin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of January, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

