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 $101,500.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2006.

Notary Public
My commission expires: 9/8/09

Davidson County DEEDWARR
Recvd: 02/02/06 14:56 2 pgs
Fees:13.00 Taxes:375.55
20060202-0013274

02-0601-44499

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin F. Wagnon	Countrywide Home Loans, Inc.	134-09-0-067.00
4036 Scotwood Drive	801 Crescent Center Dr. #510	
Nashville TN 37211	Franklin, TN 37067	

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, Eleanor Frances Bruce, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Justin F. Wagnon, 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 Lot No. 45, on the Plan of Phase One, Woodland Hills, of record in Book 6900, Pages 666-669, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eleanor Frances Bruce, unmarried, by deed from Fox Ridge Homes, Inc., dated October 6, 1989, of record in Book 7957, Page 526, 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 4036 Scotwood Drive, 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, 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 31st day of January, 2006.

Eleanor Frances Bruce

Eleanor Frances Bruce

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eleanor Frances Bruce, 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 31st day of January, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09