20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/06 14:57 2 pgs
Fees:13.00 Taxes:481.58

20060227-0022482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,157.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 2006

Notary Public

MY COMMISSION EXPIRES: 9/32/07

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joann Brown	Countrywide Home Loans, Inc.	MAP 42.09
(NAME)	(NAME)	
813 Westchester Drive	4500 Park Granada	PARCEL 94.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mildred S. Carter and JoAnna H. Paterson, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joann Brown, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 40 on the Plan of Kemper Heights, Section II, of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said lot.

Being the same property conveyed to Mildred S. Carter, unmarried by Warranty Deed dated August 30, 2001, from Christine Panger, Unmarried, of record by Instrument No. 20010831-0094685 in the Register's Office for Davidson County, Tennessee; And being further conveyed to Mildred S. Carter and JoAnna H. Paterson by Quitclaim Deed from Mildred S. Carter, dated January 28, 2003, of record by Instrument No. 20030128-0011667 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Carl McMullen executed this instrument as Attorney-in-fact on behalf of Jo Anna H. Paterson, pursuant to the Specific Power of Attorney of record by Instrument No. 20060227-0022481 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 813 Westchester Drive, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 21st day of February, 2006

Mildred S. Carter

Mildred S. Carter
JoAnna H. Paterson
By: JoAnna H. Paterson
Carl McMullen, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of February, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared Carl McMullen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JoAnna H. Paterson as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said JoAnna H. Paterson.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of February, 2006.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred S. Carter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of February, 2006.

Notary Public

My Commission Expires:

9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON