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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 13:27 2 pgs
Fees:13.00 Taxes:525.03
20060302-0024400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2006

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

Notary Public

MY COMMISSION EXPIRES 9/22/07

AFFIX SEAL

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 114, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jillian Kate Gabrys (NAME) | Countrywide Home Loans, Inc. (NAME) | MAP 034-07 |
| 205 Shepherd Hills Drive (ADDRESS) | 4500 Park Granada (ADDRESS) | PARCEL 030.00 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Calabasas, CA 91302-1613 (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, Geneva Earheart and S. Renee Chavez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jillian Kate Gabrys, 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. 19 on the Plan of Shepherd Hills, Section 1, as of record in Book 2331, Page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 112 feet on the Easterly side of Shepherd Hills Drive and runs back 415 feet on the Southerly line and 450 feet on the Northerly line, to a dead line in the rear on which it measures 117.6 feet.

Being the same property conveyed to H. W. Earheart, Geneva Earheart and S. Renee Chavez as tenants in common with right of survivorship by Quitclaim Deed dated August 9, 2002, from H. W. Earheart and wife, Geneva Earheart as tenants by the entirety, of record by Instrument No. 20020809-0096434 in the Register's Office for Davidson County, Tennessee. The said H. W. Earheart having since died on June 30, 2004 in Davidson County, Tennessee.

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved ( X ) unimproved ( ) property, known as 205 Shepherd Hills 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 28th day of February, 2006

Geneva Earheart

S. Renee Chavez

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 Geneva Earheart and S. Renee Chavez

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 Goodlettsville, Tennessee, this 18th day of February, 2006.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public