JDB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 14:12 2 pgs
Fees:13.00 Taxes:444.74
20060302-0024458

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,200.00

Cari Alsip
Affiant

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

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

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
Cari J. Alsip (NAME)	America's Wholesale Lender (NAME)	MAP 033-060-A
1140 Campbell Road (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	PARCEL 007.00 CO
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Charles Russell and wife, Barbara Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cari J. Alsip and husband, Mark W. Alsip

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. 65 on the Plan of Echo Hill Estates, Section I, of record in Plat Book 6900, Page 634 and as corrected in Book 7654, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles Russell and wife, Barbara Clark by Warranty Deed dated November 29, 2004, from David F. Read and wife, Maggie K. Read, of record by Instrument No. 20041202-0143873 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.

Barbara Clark executes this instrument as Attorney-In-Fact on behalf of Charles Russell, pursuant to the Specific Power of Attorney being recorded by Instrument No. 20060302-0024457 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1140 Campbell Road, Goodlettsville, TN 37072
(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

Charles Russell By Barbara Clark

Charles Russell By Barbara Clark, His Attorney-In-Fact

Barbara Clark

Barbara Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of February, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barbara Clark, 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 Charles Russell as his Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Charles Russell.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of February, 2006.

Mary Birthright
Notary Public

My Commission Expires: 11/24/07

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

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 Barbara Clark, 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 28th day of February, 2006.

Mary Birthright
Notary Public

My Commission Expires: 11/24/07

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007