03

Ruby Title 48-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $189,900.00.

Affiant

Subscribed and sworn before me this the 8th day of March, 2006.

Notary Public
My commission expires: 2/22/2009

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/23/06 13:50 2 pgs
Fees:13.00 Taxes:702.63

20060323-0033444

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert O. Coon and Elizabeth Coon 3645 Crossbrooke Nashville, TN 37221	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	141-6-C-67CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen A. Wood and wife, M. Rosalie Wood, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert O. Coon and wife, Elizabeth Coon, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 200307090094605, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen A. Wood and wife, M. Rosalie Wood by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, dated April 28, 2004, of record as Instrument No. 20040507-0052327, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3645 Crossbrooke, Nashville, TN 37221.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 8th day of March, 2006.

Stephen A. Wood

M. Rosalie Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen A. Wood and M. Rosalie Wood, 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 and official seal this 8th day of March, 2006.

My commission expires:

11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public