Davidson County DEEDWARR
Recvd: 03/27/06 14:20 2 pgs
Fees:13.00 Taxes:444.00
20060327-0034718

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
Catherine H. Laughlin
406 Sunvalley West
Nashville, Tennessee 37221

**SEND TAX BILL TO:**
Mortgagee

**MORTGAGEE:**
Countrywide Mortgagee Ventures
400 Countrywide Way MSN-SV22
Simi Valley, CA 93065

| | |
|---|---|
| **MAP** | **142-15** |
| **GROUP** | **D** |
| **PARCEL** | **9.00 CO** |

# WARRANTY DEED

**FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Benjamin L. Daniel, an unmarried man, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto Catherine H. Laughlin, unmarried hereinafter called the "GRANTEE", her 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 Unit No. 9 on the Plan of Sun Valley Townhomes, a Planned Unit Development, as of record in Plat Book 6900, page 519, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.**

**Being the same property conveyed to Benjamin L. Daniel, an unmarried man by deed from Shana L. MacKenzie Taylor and husband, Stephen Taylor of record in Instrument no. 20040304-0024554, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.**

**This conveyance is further made subject to real property taxes for 2006 and subsequent years.**

**This is improved property known as 406 Sunvalley West, Nashville, Tennessee 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 GRANTEE, her heirs and assigns , forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 21st day of February, 2006.**

**Benjamin L. Daniel**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned Notary Public in and for said County and State, Benjamin L. Daniel, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.**

**WITNESS my hand and official seal this 21st day of February, 2006.**

**Robert M. Loffi**
**NOTARY PUBLIC**

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**My Commission Expires: 7/19/2008**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual value or consideration, whichever is greater, for this transfer is $[illegible].00.**

**AFFIANT**

**Subscribed and sworn to before me on this 21st day of February, 2006.**

**NOTARY PUBLIC**

**My Commission Expires:** 2/20/08

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.