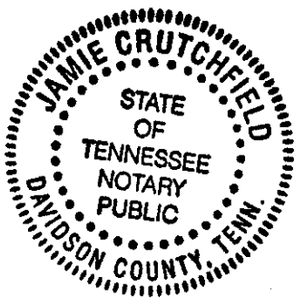
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Melissa R. Wrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2006.

Jamie Crutchfield
Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Pierce	Countrywide Home Loans, Inc.	107-14-97
(NAME) P.O. Box 17074	(NAME) 750 Old Hickory Blvd Ste 180	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, TN 37027	
(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, Margaret Johnson Rollins, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Pierce, a married person, 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. 205 on the Map of Miro Meadows, as of record in Book 1424, Page 94 and 95, Register's Office for said County, as follows:

Said Lot No. 205 fronts 80 feet on the easterly side of Goodbar Drive and runs back 134.6 feet on the northerly line and 130.5 feet on the southerly line, to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Margaret Johnson Rollins by deed dated June 6, 1970, from Malcolm L. Barrett and wife, Rachel S. Barrett, as of record in Book 4424, Page 294, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Margaret J. Rollins a/k/a Margaret Johnson Rollins by Carolyn L. Stocker as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no. _____, in the Register's Office for Davidson County, Tennessee. 20060403037293

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1004 Goodbar Drive, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 04/03/06 11:18 2 pgs
Fees:13.00 Taxes:321.90
20060403-0037294

FILE BOX 45

Witness my hand this 30th day of March, 2006.

Margaret Johnson Rollins

Margaret Johnson Rollins

by Carolyn L. Stocker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of March, 2006, before me personally appeared Carolyn L. Stocker, the person who executed the foregoing instrument on behalf of Margaret Johnson Rollins, and acknowledged that she executed the same as the free act and deed of the said Margaret Johnson Rollins, through Power of Attorney granted her by the said Margaret Johnson Rollins.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/14/2009

FILE BOX 45