Davidson County DEEDWARR
Recvd: 04/04/06 08:14 2 pgs
Fees:13.00 Taxes:762.20

20060404-0037908

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CHL-06-1434

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Evelyn L. Brooks
Affiant

Subscribed and sworn to before me, this 24th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn L. Brooks	Countrywide Home Loans, Inc.	
1434 Janie Avenue (ADDRESS)	801 Crescent Center Dr., #510 (ADDRESS)	72-4-264
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA A. RICHARDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EVELYN L. BROOKS, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12, BLOCK E, COUNTRY CLUB ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 100 FEET ON THE WESTERLY SIDE OF JANIE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. RICHARDS BY SPECIAL WARRANTY DEED FROM WASHINGTON MUTUAL FINANCE, RECORDED ON THE 18TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050218-0018462, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1434 Janie Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 24th day of March, 2006.

Patricia A. Richards

STATE OF Tennessee
COUNTY OF Davidson

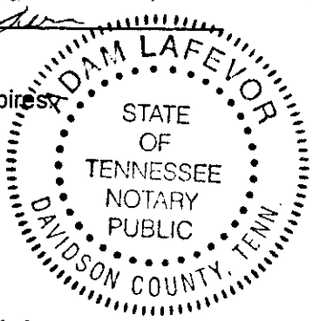
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia A. Richards, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903