20B

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Our File Number: 23670D

MAP/GROUP/PARCEL: 034-05-A-063 CO

Davidson County DEEDWARR
Recvd: 04/05/06 08:12 2 pgs
Fees:13.00 Taxes:314.13
20060405-0038709

NEW OWNER'S NAME AND ADDRESS:
RENITA ALESIA LOTT & CLIFTON D. LOTT SR
568 THOMAS JEFFERSON CIRCLE
Madison, TN 37115

SEND TAX BILLS TO:
~~New Owner~~ **American Home Mortgage**
538 Broadhollow Road
Melville, NY 11747

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MARTEE MONIQUE BOWERS, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, RENITA ALESIA LOTT, AN UNMARRIED WOMAN and CLIFTON D. LOTT SR and DARLENE SIMPSON-LOTT, HUSBAND AND WIFE, her heirs and assigns, hereinafter called Grantees, property described as follows:

BEING UNIT NO. 63 ON THE PLAN OF MONTICELLO MANOR, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

The subject property is improved property known as 568 THOMAS JEFFERSON CIRCLE, Madison, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 200601040001086, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MARTEE MONIQUE BOWERS

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, MARTEE MONIQUE BOWERS, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 31st day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $84,900.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE