03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

ROBERT J. AMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires June 7 2009

03-0603-33464

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Stephen Seat
Affiant

Subscribed and sworn to before me, this 14th day of April, 2006.

Robert J. Ames
Notary Public
My commission expires: ~~02/22/08~~ 9

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Seat	Countrywide Home Loans, Inc.	142-02-0-026
7468 Stacy Drive	7105 Corporate Drive A285	
Nashville TN 37221	Plano, TX 75024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randall L. Olson and wife, Lisa Olson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Seat, hereinafter called the Grantee, his successors 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. 42, on the Plan of Cross Timbers, Section 2, of record in Book 3700, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall L. Olson and wife, Lisa Olson by deed from Arthur Shoenlaub, dated 6-30-04, of record in Instrument No. 20040707-0080291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7468 Stacy Drive, 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 Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 Grantee, his 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: 04/24/06 09:20 2 pgs
Fees:13.00 Taxes:588.30
20060424-0046327

WITNESS my hand this 14th day of April, 2006.

Randall L. Olson

Lisa Olson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall L. Olson and Lisa Olson, 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 in Nashville, TN, this 14th day of April, 2006.

~~Diane K. Mann~~ ROBERT J. AMES
State of Tennessee at Large

ROBERT J. AMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires June 7 2009

My Commission expires ~~02/22/09~~ 9-