Elite Title Company **109 West Park Drive** **Suite 350** **Brentwood, TN 37027** **WARRANTY DEED** 21574	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF April, 2006. (Affix Seal) Notary Public My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
MY COMMISSION EXPIRES JULY 19, 2008
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric G. Rusnak	Countrywide Home Loans	Map and Parcel 62-01-0-b06.800 co
477 Claircrest Drive	P.O. Box 660694	
Antioch, Tennessee 37013	Dallas, TX 75266-0694	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, TRAVIS A. SANFORD, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto ERIC G. RUSNAK, an unmarried person, hereinafter called the GRANTEE(S), his 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, TN. being Lot No. 68 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, page 323, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Travis A. Sanford by warranty deed from Marianne Eckmair, now known as Marianne Eckmair Caldwell and husband, Curt Caldwell of record in Instrument No. 20020118-0007677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 62-01-0-b06.800 co.
b. All matters appearing on the Plan of Phase 2, Clairmont of record in Plat Book 6050, page 323, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 6988, page 542, as amended in Book 7269, page 223, Book 7891, page 590, Book 8027, page 258, Book 8027, page 261, Book 8027, page 264 and supplemented and amended in Book 8784, page 328, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 477 Claircrest Drive, Antioch, Tennessee 37013.

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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 04/26/06 11:04 2 pgs
Fees:13.00 Taxes:332.63
20060426-0047663

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 17th day of April, 2006:

Travis A. Sanford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 17th day of April, 2006.

Notary Public

My Commission Expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008