WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/06 10:00 2 pgs
Fees:13.00 Taxes:425.50

20060501-0049417

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith D. Walters	COUNTRYWIDE HOME LOANS, INC.	MAP 42-4 PAR 59
(NAME) P.O Box 512	(NAME) 6400 LEGACY DRIVE, PTX-137	
(ADDRESS) Goodlettsville TN 37070	(ADDRESS) PLANO, TX 75024	
(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, **James A. Tant, a single man, and Ron Nollner, a single man**, by and through **EDMUND W. TURNLEY**, Attorney in Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith D. Walters,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly 55 feet of Lot No. 29 on the Plan of Bransford Realty Company's Subdivision called Amqui, as of record in record Book 421, pages 38 and 39, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 55 feet on the southerly side of Campbell Road, formerly Fanning Drive and runs back from the center of said road 485 feet, more or less, on the westerly line, and 486 feet on the easterly line to the northerly border of Amqui Road, measuring 55 feet thereon.

Being the same property conveyed to James A. Tant and Ron Nollner, tenants in commons, by deed dated July 24th, 2003, of record in Instrument No. 20030724-0103945, Register's Office for Davidson County, Tennessee.

EDMUND W. TURNLEY executes this instrument as Attorney in Fact for RON NOLLNER pursuant to Limited Power of Attorney of record in Instrument No. ~~X~~ 20060501-0049416, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 111 East Campbell Road, Madison, TN 37115
(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.

Witness our hands this 27th day of April, 2006.

Ron Nollner

By: Edmund W. Turnley

Edmund W. Turnley, Attorney in Fact

James A. Tant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, James A. Tant, a single man, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 4/27/2006.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, EDMUND W. TURNLEY, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that ~~He~~ is the Attorney in Fact for RON NOLLNER, A SINGLE MAN and is authorized by RON NOLLNER, A SINGLE MAN to execute this instrument on his behalf.

Witness my hand and official seal this the 27 day of APRIL, 20 06.

GINA R. KRAMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My commission expires: 4-20-08

NOTARY PUBLIC