WARRANTY DEED

AT-20060060

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,950.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of May, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rickey L. Walker Susan D. Sloan	Countrywide HOme Laons	171-04-0-A 064.00
5564 Nevil Pointe	P. O. Box 660694	
Brentwood, TN 37027	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, I/we, James W. Doucette and wife, Marilyn St. John-Doucette, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Rickey L. Walker, an unmarried man and Susan D. Sloan, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 54 on the Plan of Revision One, Section Two, Brownstone, as of record in Plat Book 9700, page 943 and 943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Doucette, a single person from Pulte Homes Tennessee, a Nevada limited partnership by Warranty Deed dated April 20, 2001 and recorded May 9, 2001 in Book 2174, page 717, Register's Office for Williamson County and re-recorded January 3, 2006 in Instrument #20060103-0000575, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5564 Nevil Pointe, Brentwood, TN 37027.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 3rd day of May, 2006

James W. Doucette

Marilyn St. John-Doucette

Davidson County DEEDWARR
Recvd: 05/05/06 12:10 1 pgs
Fees:13.00 Taxes:1213.42

20060505-0052559

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named James W. Doucette Marilyn St. John-Doucette, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 3rd day of May, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY