Box 56 Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/06 15:05 2 pgs
Fees:13.00 Taxes:580.53

20060516-0057448

NATALIE MARSH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$156,900.00.**

Rachael Alexander
Affiant

Subscribed and sworn to before me this 15th day of May, 2006.

Notary Public
My Commission expires: 01-05-2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Brumit	Countrywide Home Loans, Inc.	163-02-0-046.00
4469 Winton Drive	3011 Armory Dr., Suite 120	
Antioch, TN 37013	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward E. Lewis, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Brumit , a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 97 on the plan of Hickory Highlands, Section 2, Phase One, of record in Instrument Number 19991223-0306510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward E. Lewis, unmarried, by deed from Jerry Butler Builders, LLC, on January 30, 2001, of record in Instrument Number 20010212-0013213, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 163-02-0-46.00.
- Subject to all matters as shown on the Plan of record in Instrument Number 19991223-0306510 and Instrument Number 19991223-0306511, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11103, page 990; and Book 11667, page 310; and Book 10421, page 239; and Book 11306, page 572; and Book 11667, page 310; and Instrument Number 20000201-0010122, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4469 Winton Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 15, 2006.

Edward E. Lewis

By: Edward E. Lewis by Johnna Bailey, Atty in Fact
Johnna Bailey as attorney-in-fact

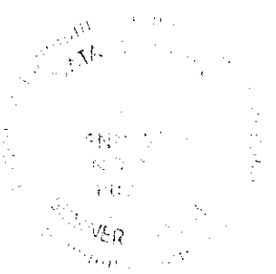
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Johnna Bailey** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2006

My commission expires 01-05-2010

Natalie Marsh
Notary Public



STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Johnna Bailey**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Edward E. Lewis**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Edward E. Lewis**, the bargainor(s), by the said **Johnna Bailey**, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of May, 2006.

01-05-2010 My Commission Expires:

Natalie Marsh
NOTARY PUBLIC

